

Marc Chytilo

From: Kennedy, Kathleen [KKennedy@SantaBarbaraCA.gov]
Sent: Friday, December 26, 2008 11:25 AM
To: Marc Chytilo
Subject: Out of Office AutoReply: ND Comment Period Extension Request - El Encanto

I am out of the office and will return on Monday, January 5th.

I will answer your email as soon as possible after I return.

Thank you and have a great holiday season.

Kathleen A. Kennedy, Associate Planner
City of Santa Barbara

EXHIBIT 17

Marc Chytilo

From: Kato, Danny [DKato@SantaBarbaraCA.gov]
Sent: Friday, December 26, 2008 11:25 AM
To: Marc Chytilo
Subject: Out of Office AutoReply: ND Comment Period Extension Request - El Encanto

Happy Holidays! I am out of the office, and will return on Monday, January 5, 2009. I will return your email as soon as I can. Sorry for the delay.

FYI, I am no longer the Zoning & Enforcement Supervisor. My replacement is Renee Brooke (rbrooke@santabarbaraca.gov).

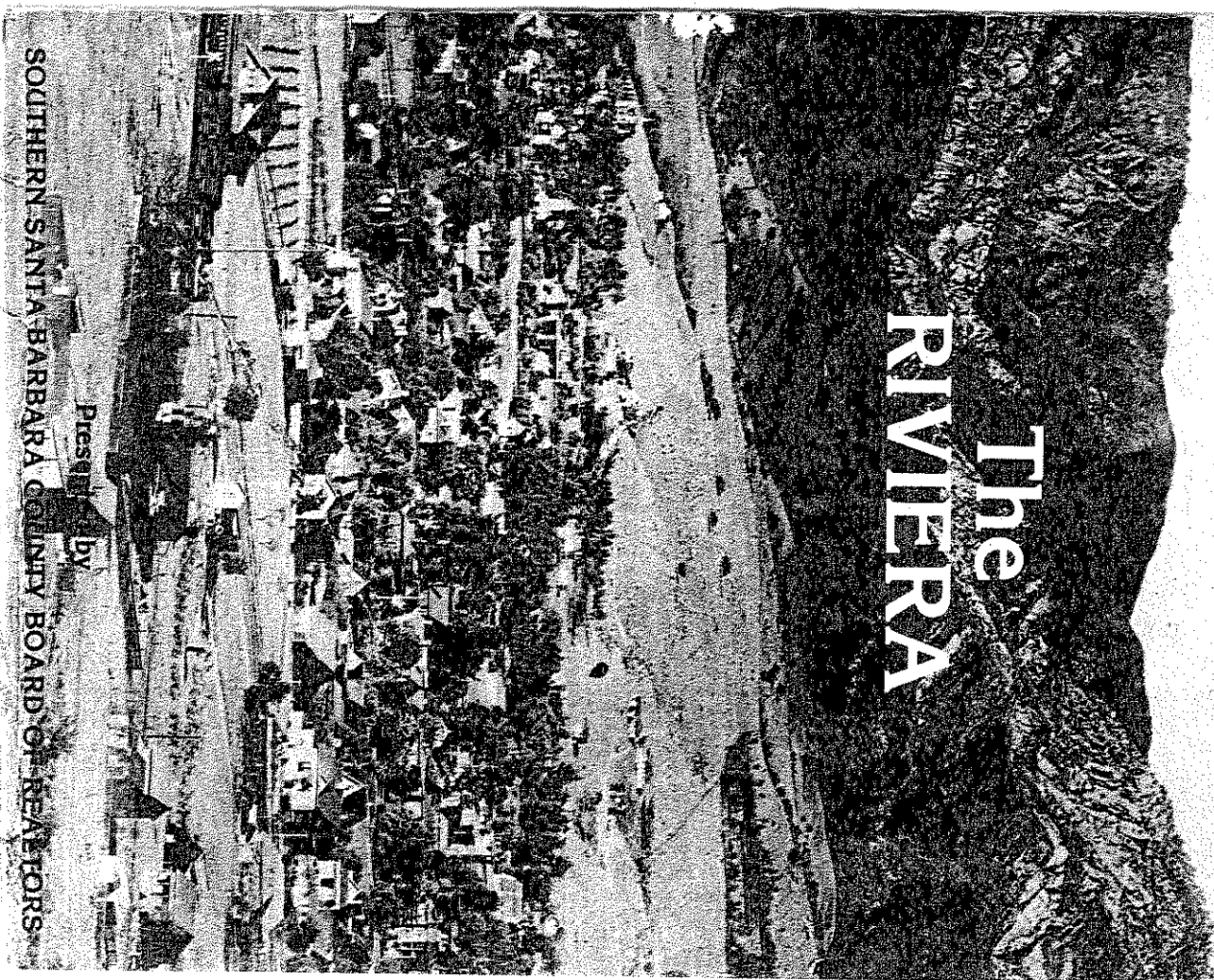
Thanks!

Danny

NEIGHBORHOOD SERIES NO. 3

by Walker A. Tompkins

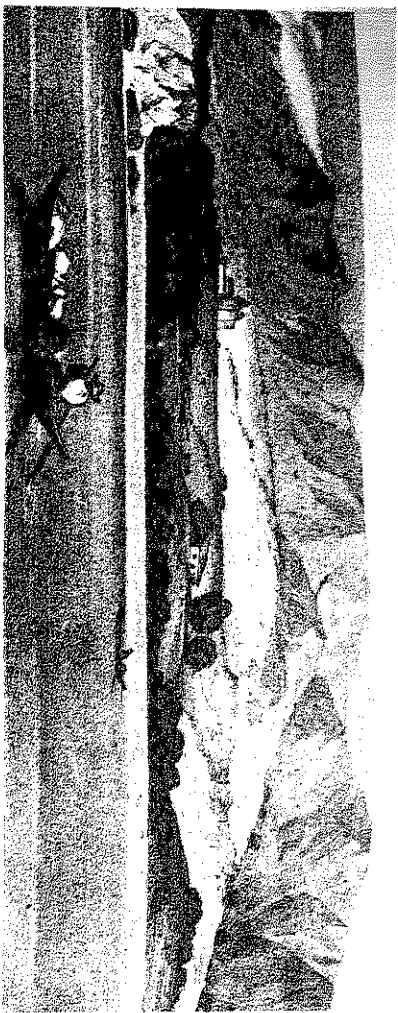
The RIVIERA



Presented by

SOUTHERN SANTA BARBARA COUNTY BOARD OF REALTORS

EXHIBIT 18



First known picture of Riviera, sketched by Vancouver Expedition in 1793.

The RIVIERA

By Walker A. Tompkins

Bridging the two mile span which separates Mission and Sycamore Canyons, the sylvan uplift which the padres knew as the "mission ridge" has for the past 65 years been known as "the Riviera" due to its resemblance to slopes along the Mediterranean coasts of France and Italy. Santa Barbarans lucky enough to live on this ridge attach premium value to their homes because of their unsurpassed views of city, mountains, sea and islands.

The Riviera was not always as beautiful as it appears today. Two hundred years ago, the early explorers found it to be a stark, lawny hill dotted with sandstone boulders, almost devoid of grass cover, and with a few spindly oaks growing in the arid ravines.

The moccasins of prehistoric Chumash Indians had worn a hillside trail linking the two canyons. Centuries later this path evolved into a road for Mexican ox carts, debouching onto the flatlands at the future Valerio Street. The Americans gave this dusty set of wagon tracks the flamboyant name of "Grand Avenue."

The Franciscan friars ignored the ridge as too steep to plow and too barren for grazing. In early days packs of coyotes denned in the Riviera arroyos and their howls used to signal the approach of steamships long before the vessels came in view around Castle Rock or Booth's Point, a signal which sent hotel tallyhos and draymen's wagons hurrying to beach or wharf to meet the ships.

The first citizen of note to acquire large land holdings on the Riviera hill was C. A. Storke, who arrived in 1872 to teach at the short-lived "college" at State and Anapamu Streets. Storke paid

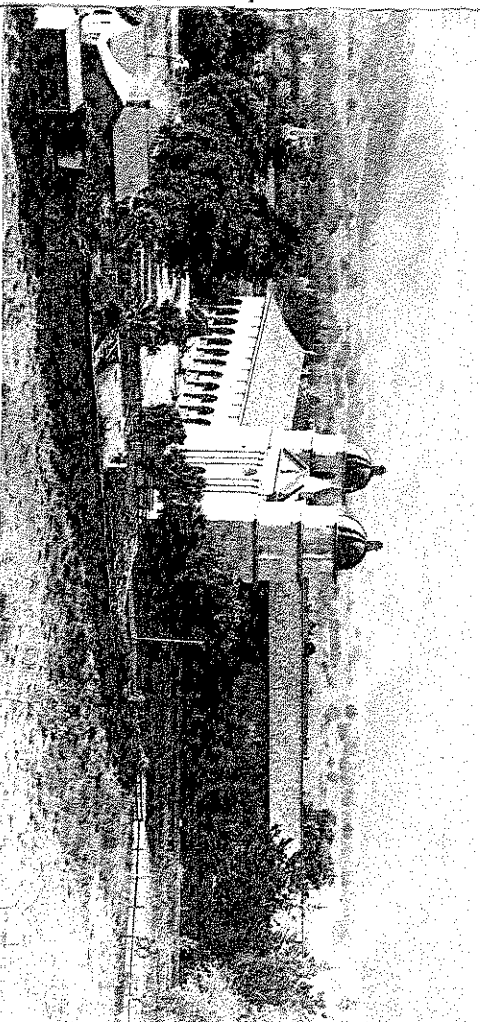
\$1.25 an acre for 123 worthless hilltop acres which the populace jeeringly referred to as "Storke's Folly."

Storke built the first house on the ridge, at what is now 1740 Grand Avenue. There was born the first baby to be delivered on the Riviera, on November 21, 1876. The infant was Thomas More Storke, destined to establish the Santa Barbara News-Press and to rank as the city's most active leader for more than sixty years.

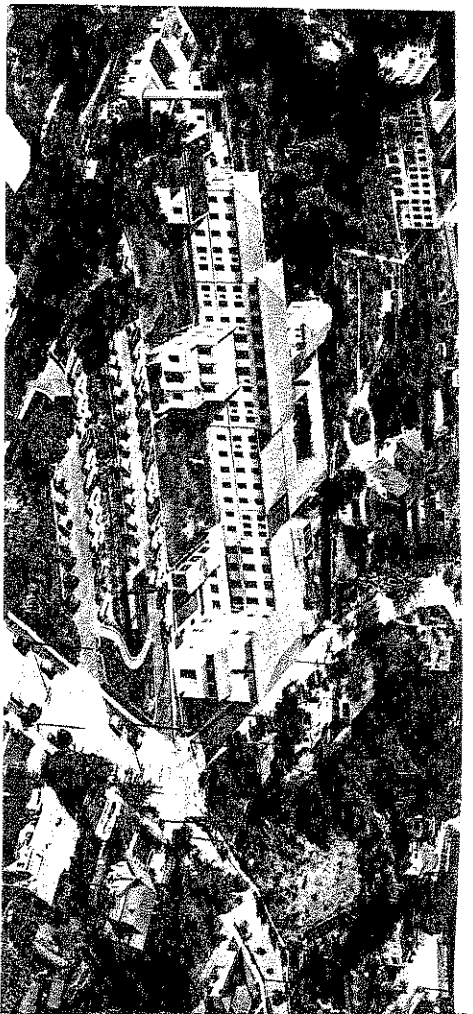
In 1887, the year which marked the arrival of the first railroad train in Santa Barbara, C. A. Storke sold his "Folly" at a handsome profit to a San Francisco capitalist, Walter N. Hawley, who was the community's most active citizen for the next decade, filling the civic vacuum left by the death of Col. W. W. Hollister.

Hawley renamed his Riviera subdivision "Hawley Heights", but lack of a water supply and inadequate roads impeded its development past the turn of the century.

At the eastern end of the Riviera, the Catholics had had a large cemetery on the hillside until the Board of Health closed it for sanitary reasons. In 1902 three local physicians, Drs. Benjamin Bakewell, Harold Sidebotham and Philip Chancellor, bought an unused portion of the old graveyard where modern California Street intersects East Arrellaga Street, and there built a two-story private sanatorium which they named the Quisiano. Six years later, four sisters of the Order of the Sacred Heart of Mary arrived in Santa Barbara for the purpose of founding a Catholic hospital. The Quisiano Sanatorium was for sale for \$23,000, so the Sisters purchased it and named it the "Salsipuedes Hospital" for the nearby street of that name. This amused Spanish-speaking townspeople who knew that salsipuedes translates "get out if you can" — Salsipuedes Street being an impassable adobe quagmire in wet



Old Mission Santa Barbara as seen from west end of Riviera in 1888.



St. Francis Hospital as it appeared in 1955. Original Guisiano Sanatorium built in 1902 is at upper left corner of photograph.

weather. The good sisters hastily renamed their new Catholic Hospital in honor of their patron saint, Francis.

St. Francis Hospital quickly outgrew its quarters, resulting in the sisters buying three acres of land at the end of East Micheltorena Street where they erected a modern four-story facility, assuming a \$300,000 mortgage. A year later the great Earthquake of 1925 wrecked the hospital, which was not insured. With community support, the sisters were able to rebuild, dedicating the new St. Francis in October 1930. It was the forerunner of today's splendid facility, which in addition to regular surgical-medical capabilities has special departments for eye, ear, stroke and cardiac cases.

The Riviera is famous for its semi-tropical appearance, with lush plantings of acacias, eucalypti, pittosporum, eugenias, palms, hibiscus shrubs and other exotics. The man chiefly responsible for this metamorphosis was a Florentine horticulturist, Dr. Emanuel Orazio Fenzi, who came to Santa Barbara in 1894 and established a downtown nursery. Changing his name to Francesco Francheschi Fenzi, in 1904 he bought 40 acres of Riviera hilltop land a mile east of the Old Mission, which he developed into one of California's premier nurseries and arboretums. There he propagated phylla nodiflora, Montezuma cypress and the unique Francheschi flame tree. His stately redwood mansion on the Riviera, Montarioso, is still standing. It dates from 1909.

In 1912, when he was 70, Dr. Fenzi was called away from the Riviera by royal command of the King of Italy to supervise a large-scale horticultural program in colonial Libya, where he died eleven years later. The noted botanist Peter Reidel carried on the Riviera business which the Fenzi estate sold in 1927 to Alden Freeman. He offered the city 14 acres of the arboretum, including

Montarioso, for park purposes. The gift was at first declined by an economy-minded City Council, but was finally accepted in 1931 after the newly-formed Riviera Association guaranteed to underwrite maintenance costs for two years. Today Francheschi Park is one of Santa Barbara's most precious assets. A smaller horticultural park on the Riviera, four acres located at Moreno and Lasuen Roads, was acquired earlier for \$3,000 and bears the name of E. O. Orpet, the park superintendent who developed it.

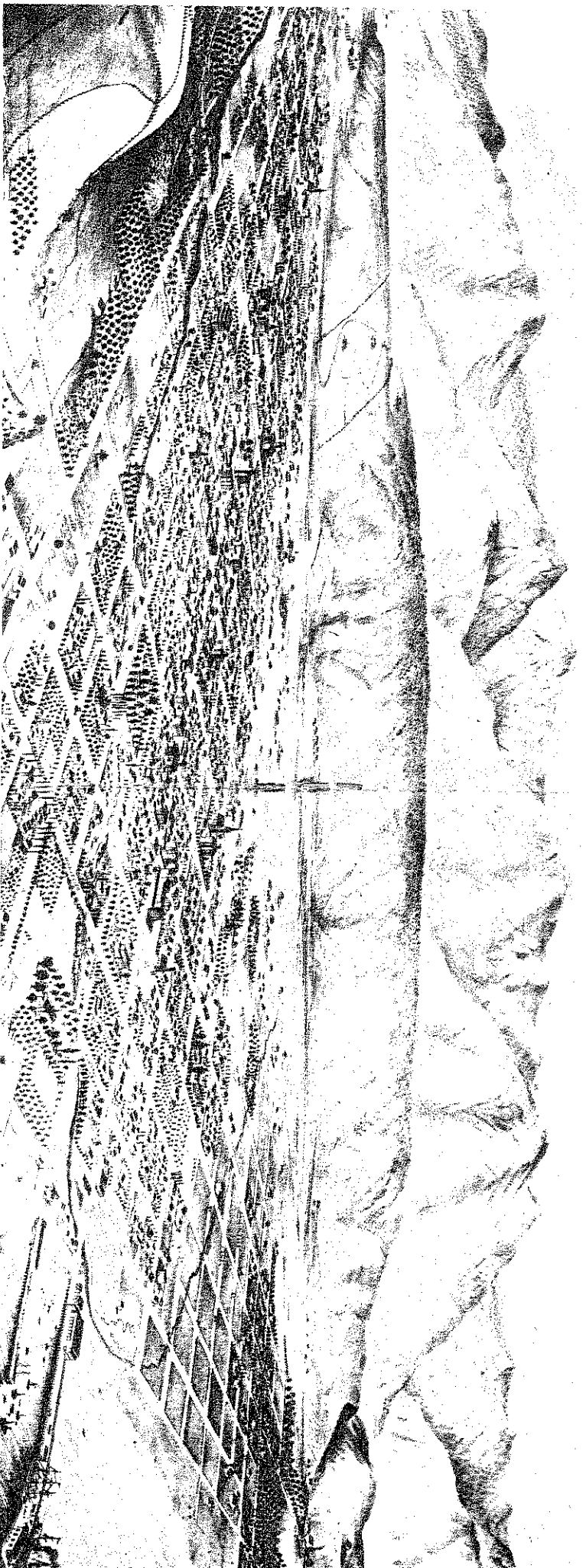
A major hinge-point in the Riviera's history came in 1909 when the State selected Santa Barbara as the site of a Normal School, providing the community donated land for a campus. Banker C. A. Edwards offered 14 acres of view lots on the western end of the Riviera above historic Santa Barbara Mission, which the State accepted on the condition that the city would furnish transportation up to the hilltop for the convenience of students and faculty.

The city already had a streetcar terminus at the Old Mission, so a branch line was laid along Los Olivos Street to the foot of the Riviera ridge and thence uphill on Frelon and Normal Avenues (later renamed Alameda Padre Serra) as far as Moreno Road. The flowing curves at the west end of Alameda Padre Serra today mark the old streetcar right of way, the curves being essential to provide a gradient which electric cars could negotiate. The roadbed had been ballasted, tracks laid and trolley lines installed by January 1, 1911, three years in advance of the opening of the Normal.

A roofed platform where patrons could wait for cars was built at the end of the line and is still preserved as a historical landmark, although streetcars gave way to buses in 1929 and the Riviera tracks were ripped up in 1930 and paved over as Alameda Padre Serra.



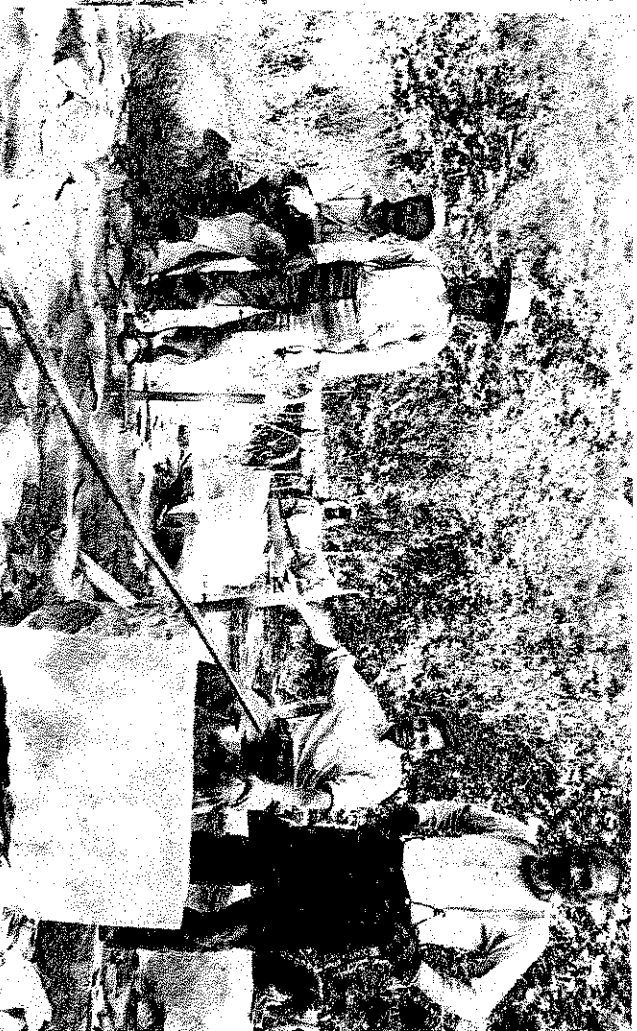
Grading Mission Ridge Road near Tremonto Drive, north side of Riviera, 1917.



The Riviera is a treeless ridge in this lithographic panorama drawn in 1877.



This 1874 view looking northwest shows the western half of the Riviera with white-fenced Catholic cemetery marking St. Francis Hospital site. Old Mission at left, Lincoln School and Congregational Church (Cota and Ortega Streets respectively) in middle distance.



Stonecutting crews, mostly Italian, were responsible for the beautiful masonry walls, steps, hitching posts etc. installed by developer George A. Batchelder working with fieldstone which is abundant on the Riviera slopes.

The Normal was not the first educational institution on the Riviera. In 1912 Dr. Prynce Hopkins built "Boyland", a private school for underprivileged boys, on a 13-acre campus near Las Tunas and Tremonto Roads. The terrain proved too stony for athletic fields, so in 1916 Dr. Hopkins removed his school to a Persian-style campus now known as the Samarkand (Hotel) life care center.

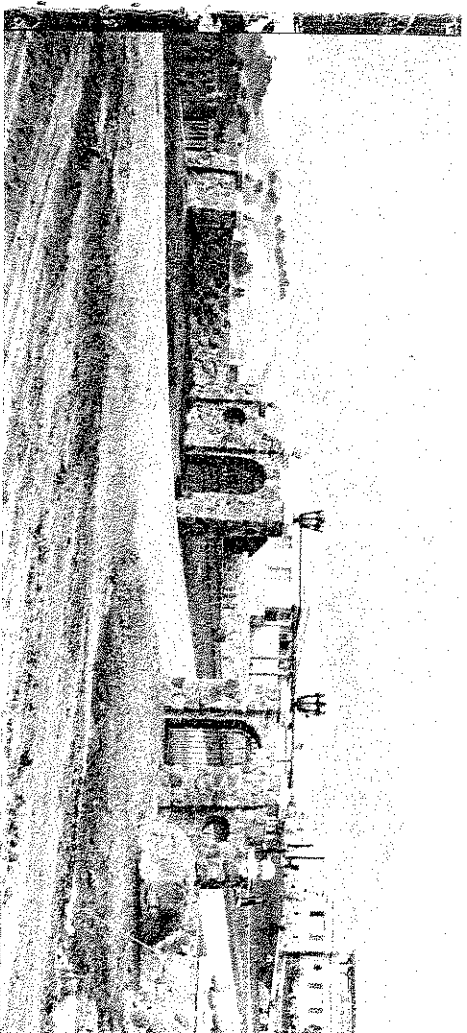
The first Normal School buildings went up in 1913, with a reflection pool inside an arched quadrangle. An immediate economic impact of a college campus on the hill was a sudden demand for student and faculty housing. An opportunistic land owner adjacent the campus, James M. Warren, promptly built a two-story dormitory, two 10-room houses, and three three-room cottages, which are now part of the El Encanto complex. The El Encanto Hotel, with its surrounding gardens and pergola, making it truly "the enchanted place" as its name translates in Spanish, was built in 1917.

The lovely Riviera Santa Barbarans admire today, as seen from the city below, dates from 1913. That year a group of investors calling themselves the Riviera Company, spurred by the imminence of a college campus, incorporated for \$300,000 and bought the old Hawley Heights tract and additional acreage. Their chairman and



Rare view taken in 1914 of the original Riviera campus college buildings.

Clarence Black's Italianate villa and formal estate at 2130 Mission Ridge Road as it appeared in 1916. Later the Hilda Boldt Weber estate, it now houses the Marymount School, one of the Riviera's proudest landmarks.



majority stockholder, pink-bearded George A. Batchelder of Atherton, became known in years to come as "the father of the Riviera."

Batchelder's first move to beautify the Riviera was to plant hundreds of oak seedlings from his nursery in Atherton, now grown to gnarled old specimens whose owners often believe were there in old Spanish days. Batchelder imported Italian stonemasons, supervised by Joe Dover of Santa Barbara, who began quarrying field stone into blocks for revetments, walls, fences, gateposts and stairsteps. This stone work is priceless today, since stonecutting is fast becoming a lost art. Batchelder, far ahead of his time, also insisted that all unsightly utility wires and cables go underground. Lots were oriented so that no home would impair a neighbor's view of the city, harbor, ocean and the channel islands. Furthermore, lot buyers were required to erect a tile-roofed, white stucco home at a minimum of \$4,000, a considerable sum in World War I days. Batchelder's own home was at the corner of Lasuen and Paterna Roads.

Padres at the Old Mission were invited to name the winding streets on the Riviera. The main thoroughfare, which divides the "upper" from the "lower" Riviera, became Alameda Padre Serra (or APS to those living on it) in memory of the founder of the California missions. Other names out of our Hispanic past were perpetuated — Jimeno, Ferrello, San Carlos, Oramas, Lasuen, Rubio, Paterna, Arguello. Dover, we assume, honors the boss stonemason.

The big event of the decade, the opening of the Santa Barbara State Normal School of Manual Arts and Home Economics, took place in the fall of 1914. Soon the somnolent neighborhood took the

impact of such collegiate distractions as fraternity house parties and, later, horrendous traffic from jalopies and hot rods.

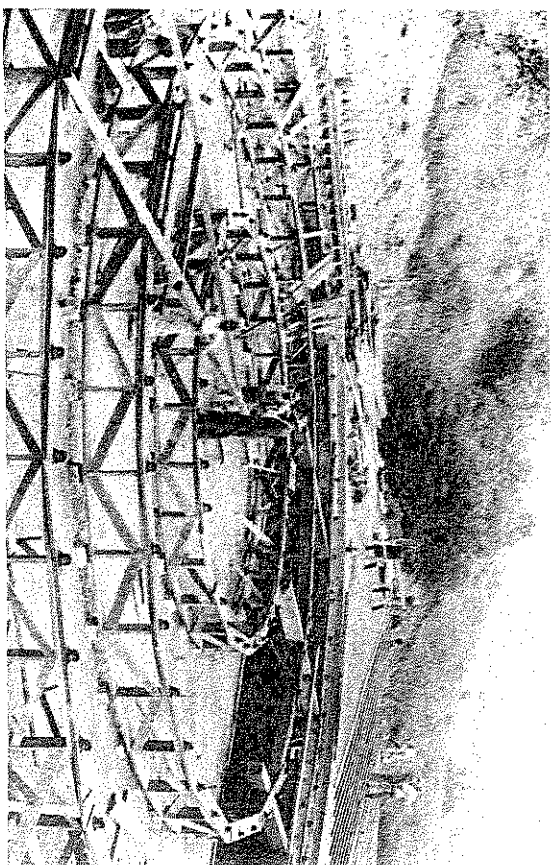
In 1916 another capitalist, Clarence A. Black, built an ornate Italian villa, El Cerrito, at 2130 Mission Ridge Road. It was noted for its stonework, laid by a Scotsman named Peter Poole. Black sold his estate to socialite Hilda Boldt Weber. In 1941 she offered it to President Roosevelt and staff as a summer White House, and FDR would have accepted had it not been for the attack on Pearl Harbor. Two years later, Mrs. Weber conveyed the estate to the sisters of the religious of the Sacred Heart of Mary, who operated it for many years as the Marymount School for Girls. Marymount is currently a non-denominational, coeducational school, kindergarten through ninth grade, and one of the Riviera's proudest assets.

The king and queen of the silent movies, Douglas Fairbanks, Sr. and his wife Mary Pickford, planned to build their mansion "Pickfair" at a 750-foot elevation at the east end of the Riviera. In partnership with U.S. Senator William G. McAdoo and Santa Barbara publisher Thomas M. Stork, the couple owned the Las Alturas tract overlooking the Sherman & Ealand properties in Sycamore Canyon. The partners quarreled, however, and Doug and Mary pulled out of the deal and built Pickfair in Hollywood. McAdoo owned an elegant home at 250 Las Alturas Road which was a Riviera showplace until it was lost in the 1977 Sycamore Fire. Stork carried on with the development of Las Alturas and the Loma Media tract during the 1930s.

Not the least of Batchelder's legacies to his Riviera is the County Bowl, built with federal WPA labor in 1935 in Quail Canyon, a natural amphitheater which Batchelder donated for the purpose of providing a place for Old Spanish Days fiesta pageants.

At the west end of the Riviera, meanwhile, the Normal School was prospering, and changing names as frequently as Zsa Zsa Gabor. In 1919 it became the Santa Barbara Normal School; in 1921 the Santa Barbara State Teachers College; in 1935 the Santa Barbara State College; and finally in 1944 the University of California Santa Barbara College. After ten years under that name it outgrew the Riviera campus and moved to Goleta where it is now UCSB, the University of California at Santa Barbara.

The city was required by law to dispose of the Riviera campus. After a long wrangle in City Hall over whether to rezone the area from apartments to single family units, the campus was sold in early 1963 to the highest bidder, a Santa Ana mortician named Roy D. Lewis, who paid \$330,501 for it. Subsequent owners were the Brooks Institute of Photography and John Pickens of Santa Barbara.



Building the revolving stage of the County Bowl in 1935. A gully-washer flood destroyed the facility and it was replaced by an ordinary flat stage.

The Riviera Center today is an island of elite business firms in the heart of an upper middle-class residential neighborhood, with such prestigious tenants as the Brooks Institute of Fine Art, a Montessori School center, the Riviera Theater, and ABC-Clío Press.

One of the older and more stabilized neighborhoods in the city, the Riviera also ranks as one of the wealthiest and best-educated. City Hall statisticians reported in 1974 that of the 1,851 persons then living in 688 dwelling units above Alameda Padre Serra, three out of four had college degrees and held white collar jobs. Below APS, with a denser population of 2,618 in 1,108 dwellings, over half had college training and 53 percent held white collar employment.

Protecting the Riviera against the incursions of greedy land developers, non-conforming architecture and uncontrolled population trends has been the responsibility of the venerable Riviera Improvement Association, founded in 1930 with the late Dr. Hilmar O. Koefod as its charter president. From that time to the present the Riviera Association has kept a vigilant monitor on City Hall, safeguarding the best interests of its resident taxpayers.

"We know how lucky we are not to have to go to Europe to enjoy the Riviera lifestyle," one cosmopolite commented. "We've got a better Riviera right here in Santa Barbara!"

4.2 AESTHETICS

The methodology used to describe visual resources and assess impacts is based on visual impact studies prepared by and for the California Department of Transportation for roadway projects. No local jurisdiction has established a visual resource assessment methodology, but most jurisdictions focus on impacts to views from public locations.

Based on concerns expressed to the Montecito WD by adjacent homeowners and trail users, the Montecito WD has considered the area surrounding the Reservoir as a high sensitivity area with regard to visual resources.

4.2.1 Setting

4.2.1.1 Existing Landscape

For the purposes of aesthetics assessment, the project area consists of the portion of the coastline from Ortega Hill in Summerland to Toro Canyon near Carpinteria, and extending to the crest of the Santa Ynez Mountains. Local topography limits views of the proposed project site to this area.

4.2.1.2 Landscape Units

The project area includes four basic landscape units; the community of Summerland, foothill areas north of Summerland and south of Bella Vista Drive, the southern slopes of the Santa Ynez Mountains and the Pacific Ocean.

The Summerland landscape consists of closely packed townhouses and small single-family residences on narrow streets parallel to the ocean. More recent development in the eastern portion of Summerland includes larger homes and lots. Streets are located at successively higher elevations on the coastal slope to afford expansive ocean views. Landscaping is primarily used to screen homes from each other and not views from the street, to maintain ocean views.

The foothill landscape may be characterized by avocado orchards, with scattered rural residences and estates. However, suburban areas occur along lower Romero Canyon Road. A large golf course (Valley Club) is also located in the foothill area. Native vegetation persists along canyon bottoms. The orchards tend to dominate the views of the foothill area, providing a pastoral character.

The Santa Ynez Mountain landscape may be characterized by steep slopes covered in dense chaparral, with occasional sandstone rock outcrops. These slopes are dissected by small ephemeral streams supporting linear stands of willows and sycamores. This landscape unit is generally undeveloped, excluding occasional dirt roads. This mountain landscape provides a wilderness character to the area.

The Pacific Ocean landscape unit consists of the ocean, visible portions of the shoreline, oil platforms, and Santa Cruz and Anacapa Islands in the distance. However, certain weather conditions (fog or haze) may prevent or severely restrict views of the Islands and/or oil platforms. The oil platforms are sufficiently distant to prevent substantial degradation of expansive ocean views. The Islands are comprised of varied pristine landforms including ridges and peaks over 2,000 feet in elevation, but are 26 miles distant, reducing their prominence.

4.2.1.3 Existing Visual Character

Visual character is composed of four general landscape components: landform, water, vegetation and man-made development. The project area is comprised of a coastal terrace, transitioning to the steep slopes of the Santa Ynez Mountains. Local beaches are narrow and rocky. A prominent landform in the project area is Ortega Hill, a flat-topped hill of about 250 feet in elevation, forming the eastern boundary of the project area, and located immediately adjacent to U.S. 101. Another notable landform is Loon Point, located at the mouth of Toro Canyon.

Water components of the project area include the Pacific Ocean, and Romero, Picay and Toro Creeks. The Ocean is by far the most expansive, and dominates the visual character of the project area. The creeks are not generally visible, and are a minor part of the visual character. However, they may be an essential aspect of local visual character for residences located along the creeks.

Vegetation is an important part of the visual character of the project area, especially the dense native chaparral on the slopes, and mature avocado orchards within foothill areas.

Man-made development in the project area includes structures within the residential areas, roadways and creek bridges. Most of these man-made features are relatively small and do not dominate the landscape.

The combination of the Pacific Ocean, steep slopes, native vegetation, limited coastal development and elevated roadway blend to form an expansive view of natural beauty from U.S. 101.

4.2.1.4 Existing Reservoir

As shown in Figure 3-4, the existing Reservoir is a straight-sided, concrete-lined open structure resembling a very large swimming pool. The water within the Reservoir provides a blue color, further enhancing the swimming pool appearance. Water features are generally considered aesthetically pleasing, and the Reservoir may be viewed as such by adjacent residents. The existing Reservoir is considered a significant visual resource for the purposes of assessing impacts (see Section 4.2.2.1).

4.2.1.5 Visually Sensitive Resources

U.S. 101 is considered an eligible State scenic highway, such that views from this roadway should be considered a sensitive resource. In addition, the Open Space Element of the Santa Barbara County Comprehensive Plan identified U.S. 101 in the project area as a travel corridor with a scenic value of Level One (most scenic). The Santa Barbara County Coastal Plan designates U.S. 101 as a view corridor. Summerland Community Plan (Interface, 1992) Policy VIS-S-3 requires views from Summerland to the ocean and from U.S. 101 to the foothills to be protected and enhanced.

The Summerland Community Plan also identifies three categories of visual resources:

- View corridors: view of foothills from upper Summerland and Ortega Ridge Road and Greenwell Avenue, view of foothills, ocean and Loon Point from Padaro Lane;
- Natural visual resources: White Hole, views from Lookout Park, views from Lillie Avenue, views from Jostens Hill, views from Asegra Road, and eucalyptus groves of Padaro Lane;
- Historic structures designated as valuable visual resources in the community of Summerland (Interface, 1992): Big Yellow House, Galen Clark Residence, Summerland Presbyterian Church, Omelet Parlor Building and "classic" Victorians.

4.2.1.6 Public Views

Figure 4.2-1 provides an aerial view of the area surrounding the Reservoir, including adjacent residences and hiking/equestrian trails. The existing Reservoir is screened from most of the community of Summerland and public roadways by Ortega Ridge and the hill (labeled as Greenwell Ridge on Figure 4.2-2) located between Greenwell Avenue and Old Greenwell Avenue. The Reservoir site is at least partially screened from view from roadways and other public areas in the vicinity of East Valley Road by Ortega Ridge (see Figure 4.2-2).

As indicated in Table 4.2-1, public views of the Reservoir are limited to views from adjacent trails (Edison Trail and Reservoir Trail), a small segment of Bella Vista Drive, and lower portions of public trails of the Los Padres National Forest (Romero Canyon Trail, Edison Catway Trail).

It is unclear if public easements have been secured for the Edison Trail and Reservoir Trail. However, these trails are depicted on the Montecito Trails Foundation maps and are maintained by Santa Barbara County. Therefore, they are considered public trails.

The view from Bella Vista Drive is limited to a few very small (less than 10 feet wide) openings in vegetation, with the Reservoir appearing as a small, nearly linear feature due to the low viewing angle (see Figure 4.2-6). Due to the very limited openings in vegetation, and narrow winding nature of Bella Vista Drive, few motorists are likely to see the Reservoir.

Views from Romero Canyon Trail and Edison Catway Trail are from a greater viewing angle allowing the viewer to see most of the Reservoir, but the views are more distant (1.4 to 1.5 miles) (see Figure 4.2-7).

Table 4.2-1. Viewshed Summary

Viewing Area	Legal Status	Reservoir Visible?	Approximate number of affected residences	Comments
U.S. 101	Public	No		Considered Scenic in General Plan Open Space Element, Reservoir obscured by topography
Via Real	Public	No		Reservoir obscured by topography
Whitney Avenue, Summerland	Public	Yes	3	Residences at eastern terminus of Whitney Avenue have view of the dam from backyards
Ortega Ridge Road	Public	Yes	5	View from roadway obscured by vegetation, but a few residences have views of Reservoir, including 480 & 484 adjacent to Reservoir (see Figure 4.2-5)
Ortega Ranch Road	Private	Yes	1	View from roadway obscured by vegetation, but one residence appears to have a view of the Reservoir from backyard
Greenwell Avenue	Public	No		Reservoir obscured by topography
Asegra Road	Private	No		Reservoir obscured by topography
Hunt Drive	Private	Yes	2	The view from Hunt Drive was modeled, see Figure 4.2-4
Bella Vista Drive	Public	Yes	About 10	View from roadway mostly obscured by vegetation, but Reservoir is visible from homes east of Romero Canyon Road intersection. View from roadway was modeled, see Figure 4.2-6
Romero Canyon Road	Public	No		Reservoir obscured by topography
East Valley Road	Public	No		Reservoir obscured by topography
Ladera Lane	Public	No		Reservoir obscured by topography
Toro Canyon Road	Mostly private	Yes	less than 10	Reportly, Reservoir is visible from residences in upper gated portion near Doultton Tunnel
Vista Linda Lane	Private	No		Reservoir obscured by topography and vegetation
Edison Trail	Presumed public	Yes	0	The dam is visible from a small portion of the trail
Reservoir Trail (James Ames)	Presumed public	Yes	0	Reservoir dam dominates view from the trail, this view was modeled, see Figure 4.2-3
Romero Canyon Trail	Public	Yes	0	Reservoir visible from about one mile of this Trail, this view was modeled, see Figure 4.2-7
Edison Catway Trail	Public	Yes	0	Reservoir visible from about 0.5 mile of this Trail
Valley Club Trail	Presumed public	No		Reservoir obscured by topography
Cynthia Wood Trail	Presumed public	No		Reservoir obscured by topography

4.2.1.7 Private Views

Most residences in the foothills have been constructed with long driveways off primary access roadways to maximize ocean views. Views of the Reservoir from private roadways are generally obscured by vegetation or topography, but individual residences may have views and are considered private. Groups with views of the Reservoir are mostly limited to occupants of private residences, including:

- Back views from 3 residences on eastern Whitney Avenue, Summerland;
- Back views from one residence on Ortega Ranch Road (private);
- Side or back views from five residences on Ortega Ridge Road (two residences are located adjacent to the Reservoir);
- Side or back views from two residences on Hunt Drive (private) (one residence located adjacent to the Reservoir);
- Front views (1.2 miles) from about 10 residences off Bella Vista Road; and
- Front views from up to 10 residences on upper Toro Canyon Road (private).

The numbers of residences affected should be considered approximate because it is not possible to positively verify (without entering private homes) that the Reservoir is not visible from some second story window or corner of the property. Viewing angles (back, side, front) are distinguished since most residences have been constructed to maximize ocean views (front), and side or back views may be limited to rooms with less sensitivity to scenic vistas.

Figure 4.2-8 provides views of the existing Reservoir from the three residences adjacent to the site; 480 and 484 Ortega Ridge Road and 11 Hunt Drive. Hunt Drive (private) is the only roadway with close views of the Reservoir. These views are provided in Figures 4.2-9 and 4.2-10.

4.2.2 Impact Analysis

The focus of impact analysis is the change in visual quality under existing and proposed (post-project) conditions. The visual quality evaluation includes three criteria; vividness, intactness and unity. No one criterion is used to determine visual quality, they are assigned a value from 1 to 7 (low to high visual quality) and averaged to produce an overall visual quality factor. Vividness is the visual power (or memorableness) of the landscape components as they combine in a striking and distinctive visual pattern. Vividness focuses on the features of the landscape. Intactness is the visual integrity of the landscape (natural and man-made) and its freedom from encroaching elements. If the various elements of the landscape seem to "fit" together, this criterion is assigned a high value. Unity is the visual harmony of the landscape considered as a whole. Unity represents the degree to which the visual elements maintain a coherent visual pattern.

4.2.2.1 Thresholds of Significance

The Santa Barbara County Environmental Thresholds and Guidelines Manual (Santa Barbara County, 1995) provides the following questions to facilitate the determination of significance of visual resource impacts:

1. Does the project site have significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible?
 - If so, does the proposed project have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources?
2. Does the project have the potential to impact visual resources of the Coastal Zone or other visually important areas (i.e., mountainous area, public park, urban fringe, or scenic travel corridor)?
 - If so, does the project have the potential to conflict with the policies set forth in the Local Coastal Plan, the Comprehensive Plan or any applicable community plan to protect the identified views?
3. Does the project have the potential to create a significantly adverse aesthetic impact through obstruction of public views, incompatibility with surrounding land uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping or extensive grading visible from public areas?

4.2.2.2 Project-Specific Impacts

Short-Term. Project-related construction activities would involve the use of heavy equipment, including cranes, dozers and wheeled loaders. In addition, grading associated with widening the perimeter road and installation of retaining walls and pipelines would expose a small amount of soil (less than one acre). These activities would be visible to most of those viewers identified in Table 4.2-1, and may continue for a period of up to two years. Due to the small area of soil exposure and vegetation loss, no substantial change in visual quality or increased glare is expected. No scenic vistas or scenic resources would be affected. Therefore, short-term aesthetic impacts are considered less than significant.

Long-Term. The only project component that would be evident from a distance is the proposed aluminum roof. All other components would be buried, or blocked from view by the proposed roof. The roof would be composed of unfinished aluminum with a surface area of approximately 4.0 acres. The roof would obscure views of the retaining wall along the perimeter road. The following analysis has been divided into three viewer groups, based on distance to the Reservoir:

- Close: less than 500 feet from the Reservoir;
- Middle: 500 to 3,000 feet from the Reservoir; and
- Distant: greater than 3,000 feet from the Reservoir.

Close Viewers. This group represents the three residences located adjacent to the Reservoir (480 and 484 Ortega Ridge Road, and 11 Hunt Drive) and users of the Reservoir Trail and Edison Trail (see Table 4.2-1). Figures 4.2-3 through 4.2-5 provide photo-simulations of the proposed roof over the existing Reservoir, following the implementation of landscaping.

Figure 4.2-3 illustrates the view of the Reservoir from the Reservoir Trail. Views of the Reservoir from the adjacent trails is primarily the existing dam face. Due to restrictions imposed by the Bureau of Reclamation concerning planting on the dam (see Appendix I), landscaping has no effect in screening the proposed roof from the Reservoir Trail. However, glare would be limited to that produced by the corrugated sides of the roof, as the top of the roof would not be visible from the Reservoir Trail.

The view shown in Figure 4.2-4 is from Hunt Drive such that it represents the view of motorists using this roadway. This view is a short opening in roadside landscaping, the Reservoir is not visible from most of Hunt Drive (see Figure 4.2-9.C). Due to the viewing angle, proposed landscaping has virtually no effect in screening the proposed roof from Hunt Drive. Glare from the unfinished roof is a concern at this location.

The view in Figure 4.2-5 is from the northwestern property corner (behind the garage) of 480 Ortega Ridge Road and represents a worst-case view from the three residences. It should be noted that this is the only location on this property where the Reservoir is visible. Most views of the Reservoir from 480 Ortega Ridge Road are blocked by a small brush-covered knoll (see Figure 4.2-8.C). Proposed landscaping (see Figure 3-11) would enhance the screening effect of existing vegetation. Figure 4.2-5 is somewhat misleading because only a single shrub associated with the proposed landscaping plan is in view.

The existing Reservoir is a dominant but secondary feature of the landscape of close viewers. The southward ocean view is the dominant feature of the landscape of the three residences, and the design of these residences likely maximizes ocean views (see ocean views from residences in Figure 4.2-10). Views of the Reservoir are secondary, primarily through smaller east or west-facing windows, likely associated with bedrooms and bathrooms. The ocean view in combination with views of the existing Reservoir (a striking and unique feature) produce a vividness of 6.5. The Reservoir is an institutional feature within a landscape of scattered estate homes in a matrix of natural habitat and avocado orchards. The Reservoir does not "fit" well and intactness is rated at 4. Unity is rated at 5 because the low density development and avocado orchards are somewhat visually compatible. Therefore, overall existing visual quality from the close viewer is 5.2 ($6.5+4+5/3$).

The installation of the proposed roof would add to the existing industrial-appearing nature of the dam and Reservoir site, and remove the aesthetically pleasing water feature (existing Reservoir) from view. However, the primary view of close viewers (ocean view) would be unaffected. The proposed roof would reduce vividness a small amount (to 6.0). The roof would reduce intactness to 3 by introducing an unnatural industrial-appearing feature. Unity would be reduced to 4, as the shiny metal roof would be an unnatural and incompatible component of the landscape. Therefore, the proposed project would reduce the overall visual quality from the close viewer from 5.2 to 4.3 ($6+3+4/3$).

The proposed project would degrade the "enjoyment of the site's existing significant visual resource" (uncovered Reservoir) from the three residences and portions of Hunt Drive (private) (Threshold 1, Section 4.2.2.1). Views from the adjacent Reservoir Trail and Edison Trail are limited to the dam and parapet wall, and not the existing water features. Therefore, the proposed cover would not affect trail users with respect to views of the existing Reservoir.

The proposed roof would impact visual resources of the Coastal Zone through degradation of visual quality from the Reservoir Trail (Threshold 2, Section 4.2.2.1). However, this area is not considered visually important and only a small area would be affected. Therefore, impacts to visual resources of the Coastal Zone are considered less than significant.

The proposed roof would be viewed as a new component of an existing industrial-appearing feature and compatible with the existing visual setting. Full maturation of proposed landscaping would screen the roof from 484 Ortega Ridge Road and 11 Hunt Drive, as plantings would fill the gaps in existing vegetation shown in Figure 4.2-8. However, landscaping would not provide any screening from adjacent trails or Hunt Drive (see Figures 4.2-3 through 4.2-5). Due to the high sensitivity of residents adjacent to the site concerning visual resources, the project-related loss of visual quality to close viewers is considered a significant aesthetics impact (**Impact AES-1**).

The proposed unfinished aluminum roof would create a source of glare. Unfinished aluminum has a reflectivity in the visible spectrum of 74.0 percent (Parker et al., 2000). The roof would oxidize over a number of years, which would reduce the reflectivity to about 50 percent (assuming the same reflectivity as galvanized). The proposed roof would be highly reflective and resulting reflected sunlight (glare) would be visible for several miles. Excessive glare from the four acre roof would also degrade the "enjoyment of the site's existing significant visual resource". Therefore, glare impacts to close viewers are considered significant (**Impact AES-2**).

Middle Viewers. This group represents approximately eight residences located on Whitney Avenue (3), Ortega Ridge Road (3), Ortega Ranch Road (1) and Hunt Drive (1) (see Table 4.2-1). The existing Reservoir is minor feature of the landscape of middle viewers. The southward ocean view is the dominant feature of the landscape of these residences, and the design of these residences maximizes ocean views. Views of the Reservoir are from east and west-facing windows from these residences, and are not part of the southward ocean view.

The ocean view combines with the surrounding landscape to produce a vividness of 6.0. The Reservoir is a much smaller component of the landscape as compared to close viewers such that intactness is rated higher at 4.5. Unity is rated at 5 because the low density development and avocado orchards are somewhat visually compatible. Therefore, overall existing visual quality from the middle viewer is 5.2 ($6+4.5+5/3$).

The installation of the proposed roof would add to the existing industrial-appearing nature of the dam and Reservoir site, and remove the aesthetically pleasing water feature (existing Reservoir) from view. However, the dominant view of middle viewers (ocean view) would be unaffected. The proposed roof would be more distant and not reduce vividness. The roof would reduce intactness to 4.0 by introducing an unnatural industrial-appearing feature. Unity would be reduced to 4.5, as the shiny metal roof would be an unnatural and incompatible component of the landscape. Therefore, the proposed project would reduce the overall visual quality from the middle viewer from 5.2 to 4.8 ($6+4+4.5/3$).

The proposed project would degrade the "enjoyment of the site's existing significant visual resource" (uncovered Reservoir) from at least two of the eight residences (APNs 005-08-09, 005-09-40) (Threshold 1).

The proposed roof would impact visual resources of the Coastal Zone through degradation of visual quality from these eight residences (Threshold 2, Section 4.2.2.1). However, this area is not considered visually important and only small area would be affected. Therefore, impacts to visual resources of the Coastal Zone are considered less than significant.

The proposed roof would be viewed as a new component of an existing industrial-appearing feature and compatible with the existing visual setting. Full maturation of proposed landscaping would not substantially screen the roof from middle viewers. Due to the high sensitivity of the residents adjacent to the site concerning visual resources, the project-related loss of visual quality to middle viewers is considered a significant aesthetics impact (**Impact AES-3**).

The proposed roof would create a source of glare. Although the Reservoir roof would be a minor component of the landscape for middle viewers, the glare from the unfinished aluminum may be highly visible and distracting from the visual resources of the landscape. Therefore, glare impacts to middle viewers are considered significant (**Impact AES-4**).

Distant Viewers. This group represents approximately 20 residences located on Bella Vista Drive (about 10, 1.2 miles away) and Toro Canyon Road (less than 10, 2.3 miles away), and users of the Romero Canyon Trail and Edison Catway Trail. The existing Reservoir is a very small component of the landscape of distant viewers (see Figures 4.2-6 and 4.2-7).

Figure 4.2-6 illustrates the view of the Reservoir from Bella Vista Drive. The Reservoir appears as a near linear feature, with a reflective water surface. The proposed roof increases reflectivity of sunlight, and proposed landscaping would not screen views from this elevated viewing location (approximately 1,075 feet msl). The proposed mitigation (sage brown roof coating) appears to blend the roof into the surround earth tones of the landscape.

Figure 4.2-7 illustrates the view of the Reservoir from the Romero Canyon Trail. The Reservoir again appears as a near linear feature, with a reflective water surface. The proposed roof increases reflectivity of sunlight, but proposed landscaping (when mature) would screen views.

The ocean view combines with the surrounding landscape to produce a vividness of 6.0. The Reservoir is a much smaller component of the landscape as compared to close and middle viewers such that intactness is rated higher at 4.5. Unity is rated at 5 because the low density development and avocado orchards are somewhat visually compatible. Therefore, overall existing visual quality from the distant viewer is 5.2 ($6+4.5+5/3$).

The installation of the proposed roof would add to the existing industrial-appearing nature of the dam and Reservoir site, and remove the aesthetically pleasing water feature (existing Reservoir) from view. However, the dominant view of distant viewers (ocean view) would be unaffected. The proposed roof would be very distant and not reduce vividness. The roof would be too distant to reduce intactness. Unity would be reduced to 4.5, as the shiny metal roof would be an unnatural and incompatible component of the landscape. Therefore, the proposed project would reduce the overall visual quality from the distant viewer from 5.2 to 5.0 ($6+4.5+4.5/3$).

Due to distance involved (generally greater than one mile) between the site and the public, the proposed project would not substantially degrade the "enjoyment of the site's existing significant visual resource" (uncovered Reservoir) (Threshold 1).

The proposed roof would impact visual resources of the Coastal Zone through degradation of visual quality from regional trails and distant residences (Threshold 2, Section 4.2.2.1). However, this area is not considered visually important and only small area would be affected. Therefore, impacts to visual resources of the Coastal Zone are considered less than significant. In addition, the proposed roof would be compatible with the existing visual setting.

The proposed roof would create a source of glare. Although the Reservoir roof would be a very minor component of the landscape for distant viewers, the glare from the unfinished aluminum may be highly visible and distracting from the visual resources of the landscape. Therefore, glare impacts to distant viewers are considered significant (**Impact AES-5**).

4.2.2.3 Cumulative Impacts

It is expected that some members of the public would have a view of both the Reservoir site and at least one of the cumulative projects listed in Section 3.7.3. It is likely that at least one residence on Ortega Ridge Road could view the Copus Lot Split and the Reservoir site, but not without changing view direction. Other cumulative projects (such as Benon Lot Split and Delgado/Ulrich Lot Split) may be visible from the same distant viewpoints as the Reservoir site (upper Toro Canyon Road, Bella Vista Drive, Romero Canyon Trail). However, intervening vegetation may partially or entirely screen views of these cumulative projects. The degradation of visual quality associated with the proposed roof would incrementally contribute to the aesthetic impacts of the cumulative projects (change in landform, removal of vegetation, new potentially visually inconsistent structures). However, due to the relatively small scale of the cumulative projects, the project-specific aesthetic impact would not be substantially changed. Therefore, cumulative aesthetic impacts are considered significant.

4.2.3 Mitigation Measures

Mitigation Measure AES-1: The following measure shall be implemented to minimize visual quality and glare impacts (**Impacts AES-1, AES-2, AES-3, AES-4 and AES-5**).

- The proposed roof shall be coated off-site to prevent glare and to reduce the project-related reduction in visual quality (intactness and unity). The color shall be selected in coordination with Santa Barbara County and affected residents. Available data indicates painted metal reflectivity varies from 5.2 percent (matte black) to 74.2 percent (bone white) depending on color (Parker et al., 2000). Therefore, light-colored paints would not reduce glare. The selected coating shall have a reflectivity of less than 30 percent in the visible spectrum. Sage brown has been preliminarily selected as the roof color that would reduce glare and blend into the rural landscape, and is illustrated in Figures 4.2-3 through 4.2-7.

4.2.4 Residual Impacts

Coating the proposed roof would reduce glare associated with unfinished aluminum, and the sage brown color (or similar color selected by group consensus) would reduce visual quality impacts by blending the roof into the surrounding landscape. However, significant impacts related to degradation in visual quality and visual incompatibility to close viewers and some middle viewers would remain (**Impacts AES-1 and AES-3**). Therefore, these impacts are considered significant and unavoidable (Class I).

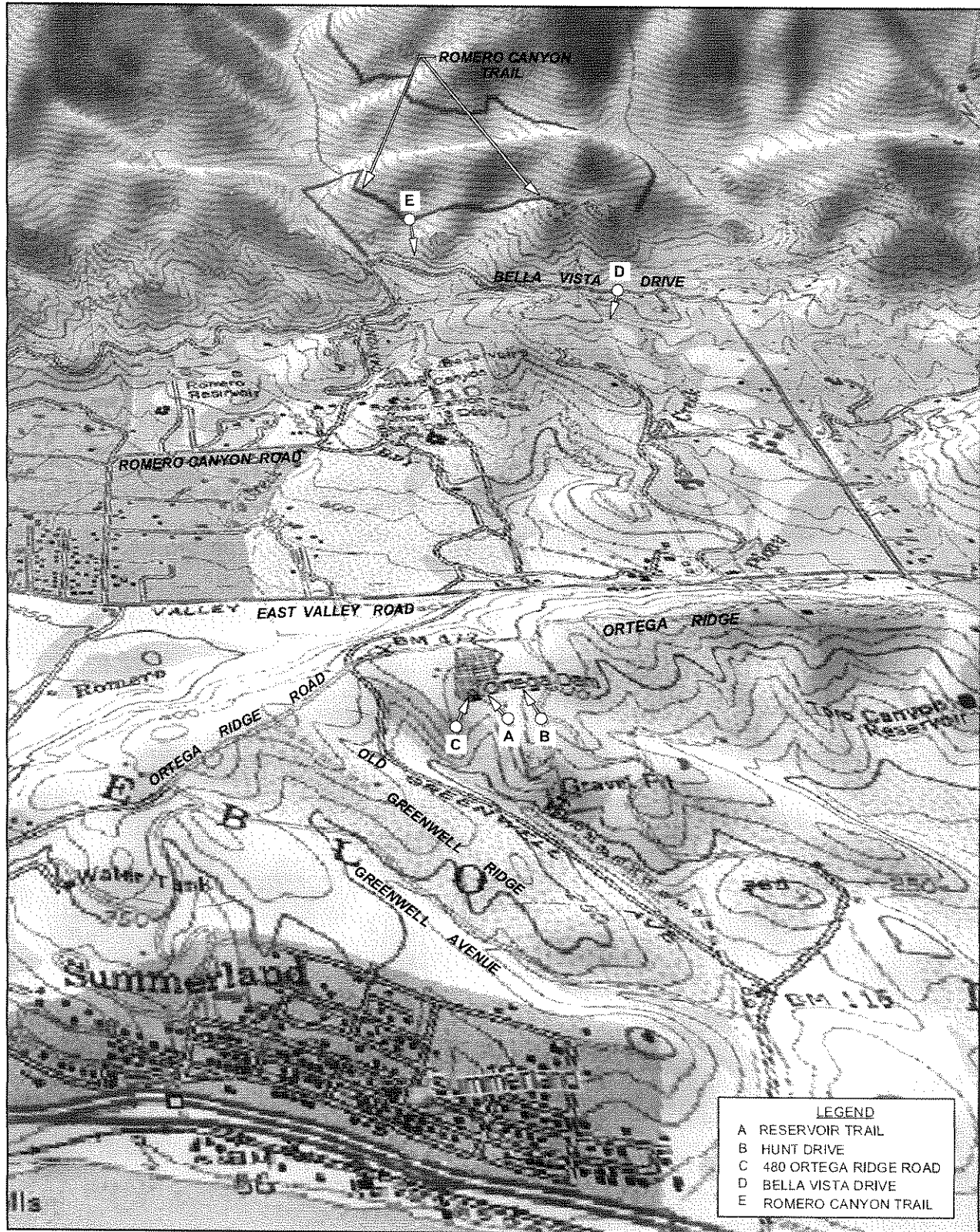
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August 2004
Project No. 0402-0491



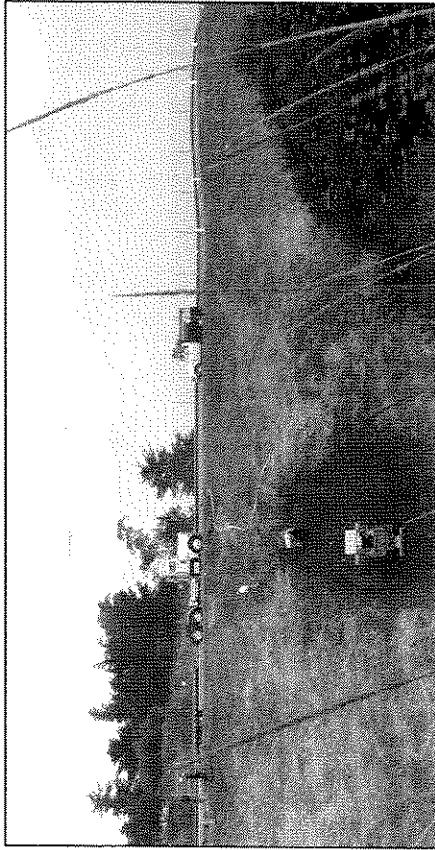
AERIAL PHOTOGRAPH OF THE PROJECT AREA
FIGURE 4.2-1

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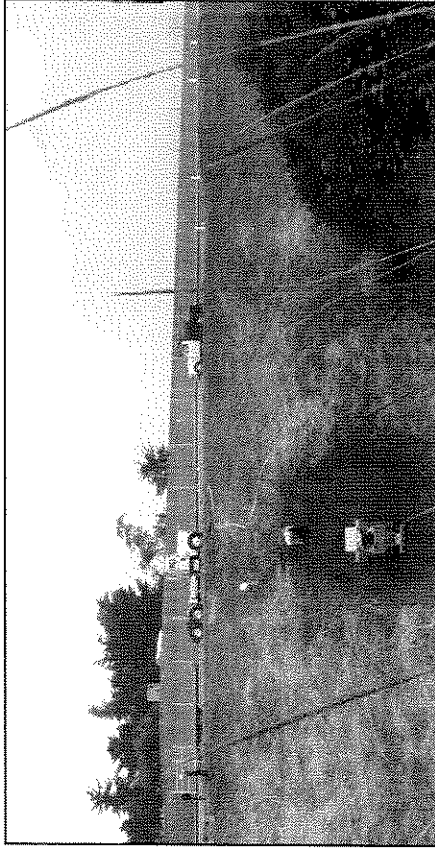


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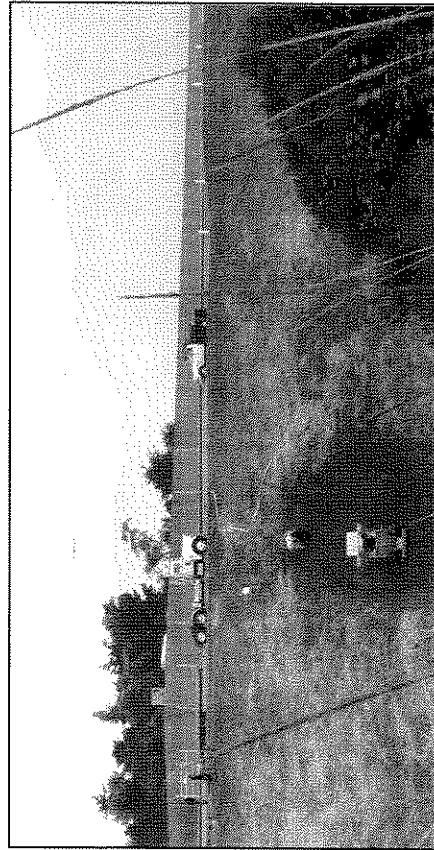
August 2004
Project No. 0402-0491



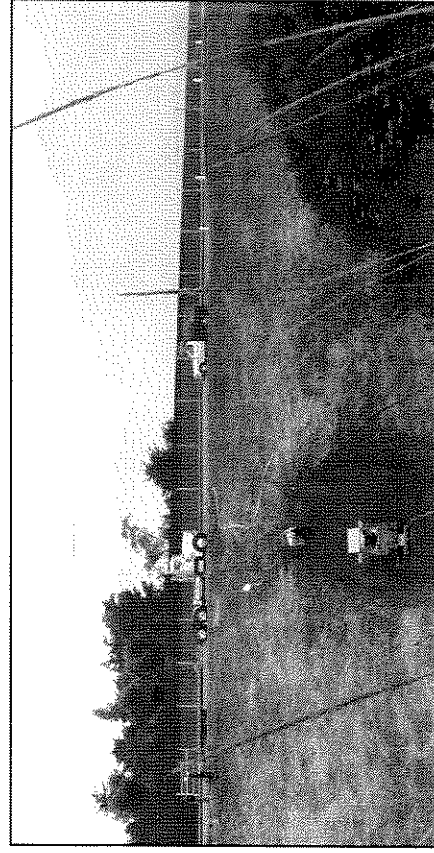
A. Existing conditions.



B. Proposed unfinished roof with immature landscaping.



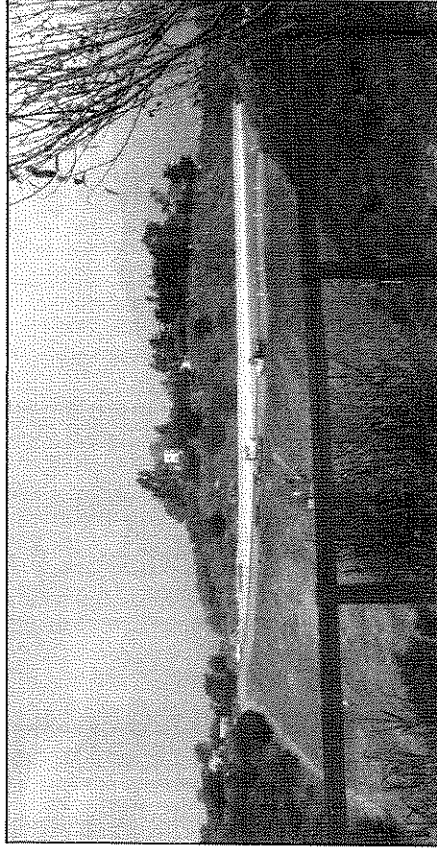
C. Proposed unfinished roof with mature landscaping.



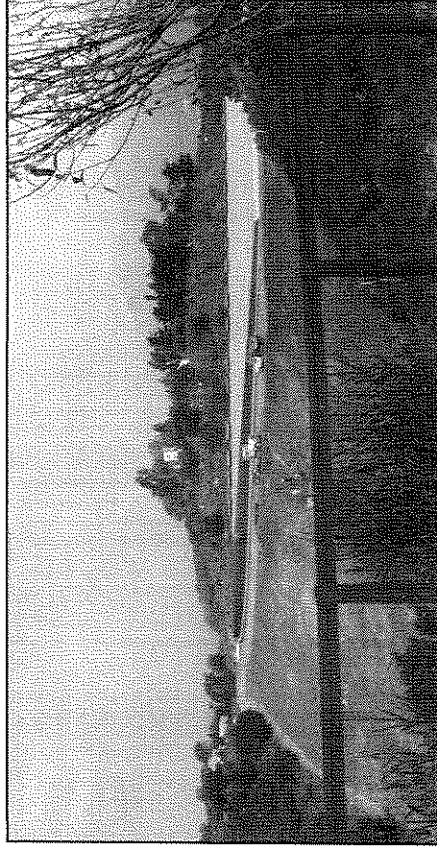
D. Coated roof with mature landscaping (mitigated).

Back of Color Figure

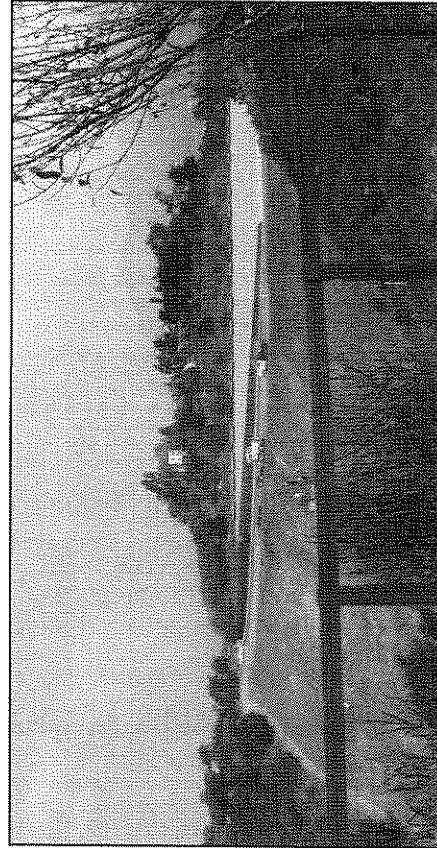
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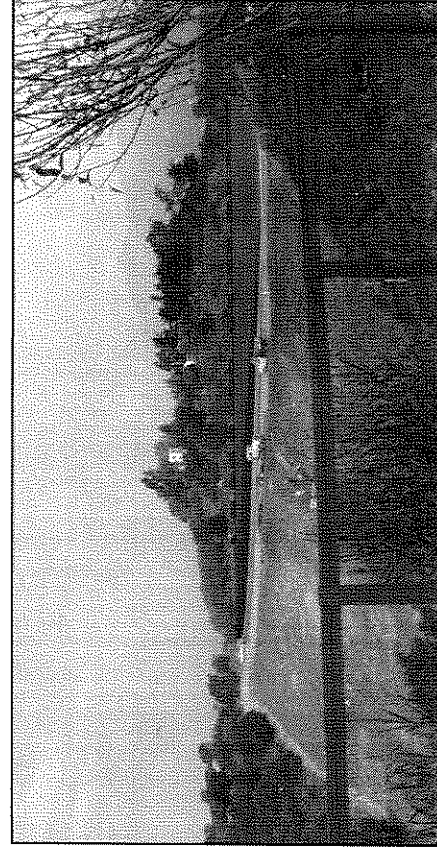
A. Existing Conditions.



B. Proposed unfinished roof with immature landscaping.



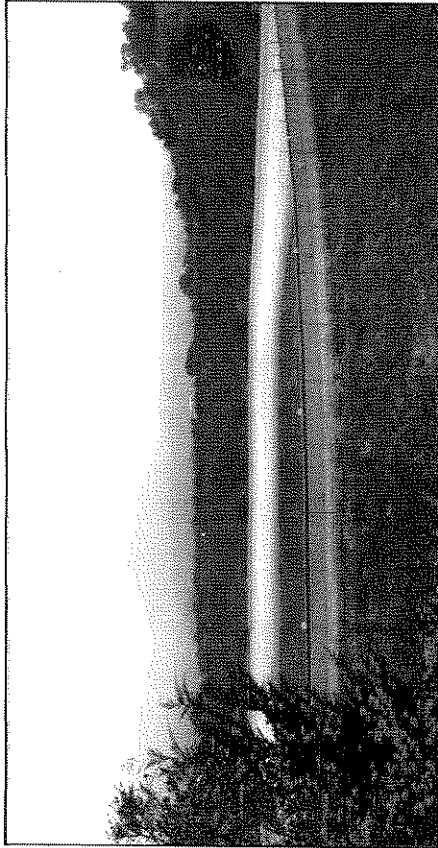
C. Proposed unfinished roof with mature landscaping.



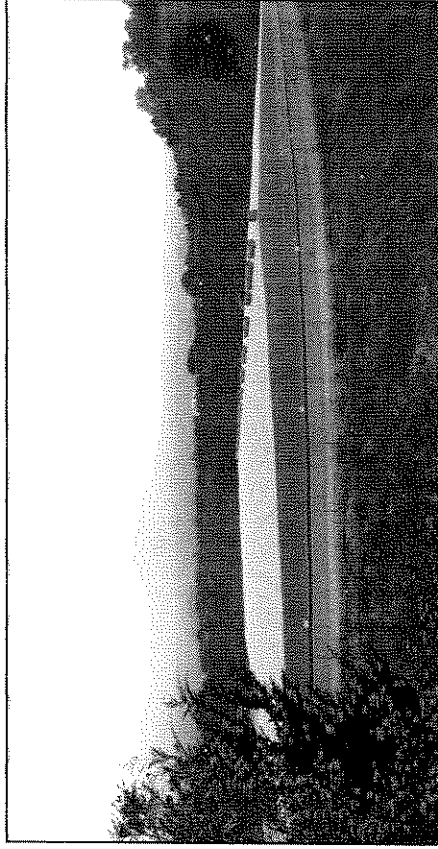
D. Coated roof with mature landscaping (mitigated).

Back of Color Figure

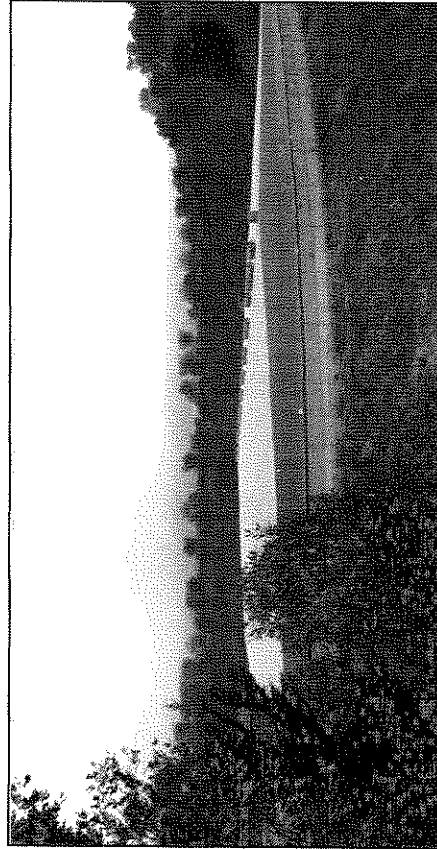
August 2004
Project No. 0402-0491



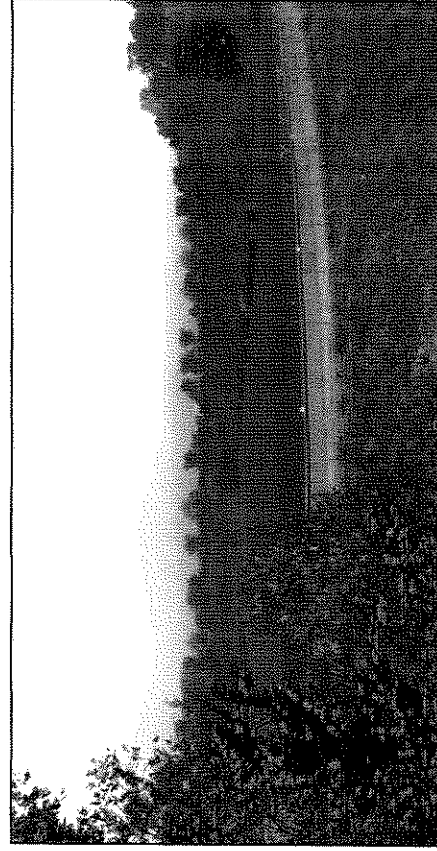
A. Existing Conditions.



B. Proposed unfinished roof with immature landscaping.



C. Proposed unfinished roof with mature landscaping.



D. Coated roof with mature landscaping (mitigated).

Back of Color Figure



A. Existing Conditions.



B. Proposed unfinished roof with immature landscaping.



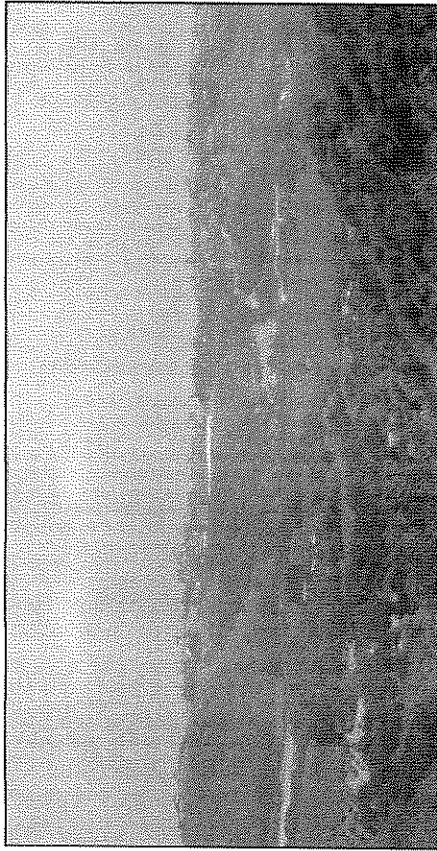
C. Proposed unfinished roof with mature landscaping.



D. Coated roof with mature landscaping (mitigated).

Back of Color Figure

August 2004
Project No. 0402-0491



A. Existing Conditions.



B. Proposed unfinished roof with immature landscaping.

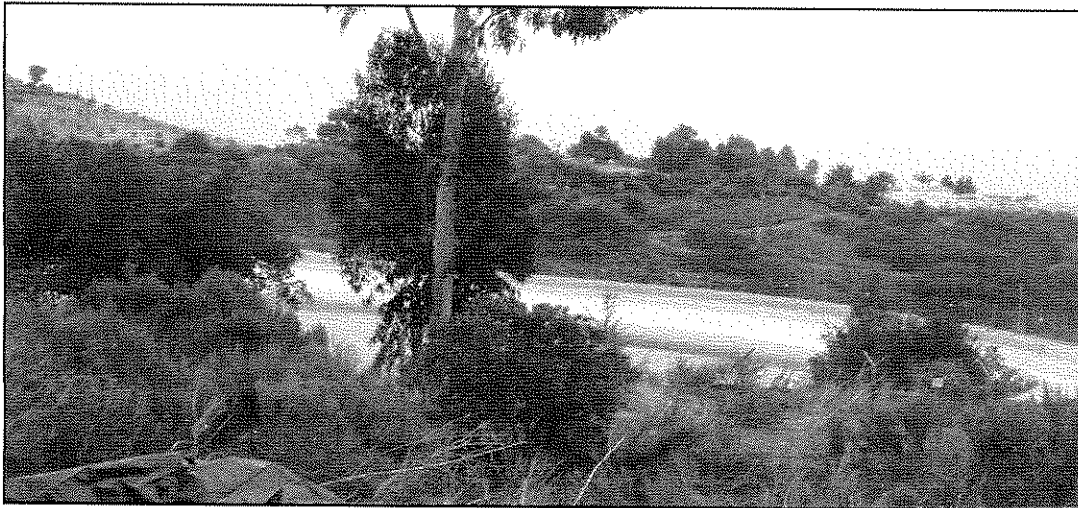


C. Proposed unfinished roof with mature landscaping.

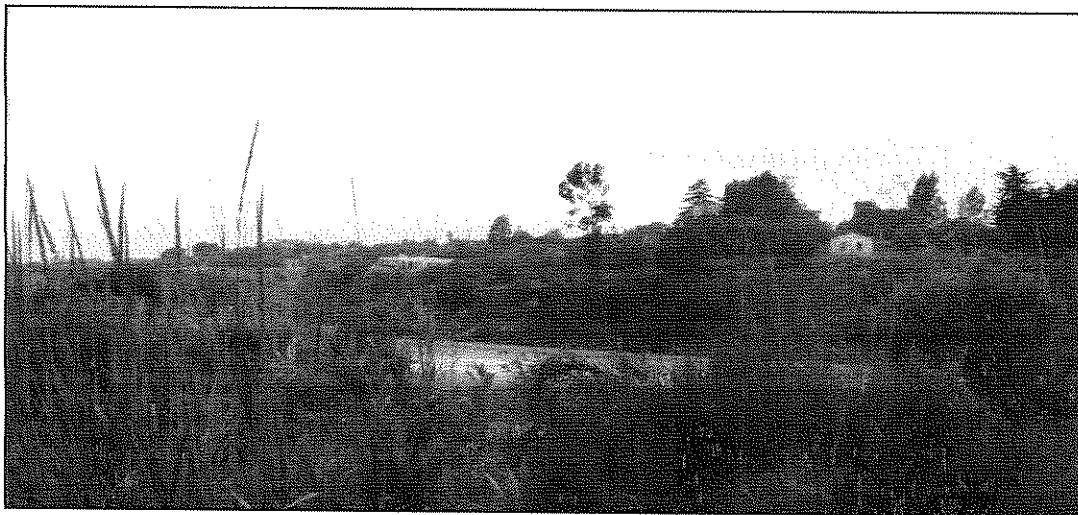


D. Coated roof with mature landscaping (mitigated).

Back of Color Figure



A. View from 484 Ortega Ridge Road (McCaskey)

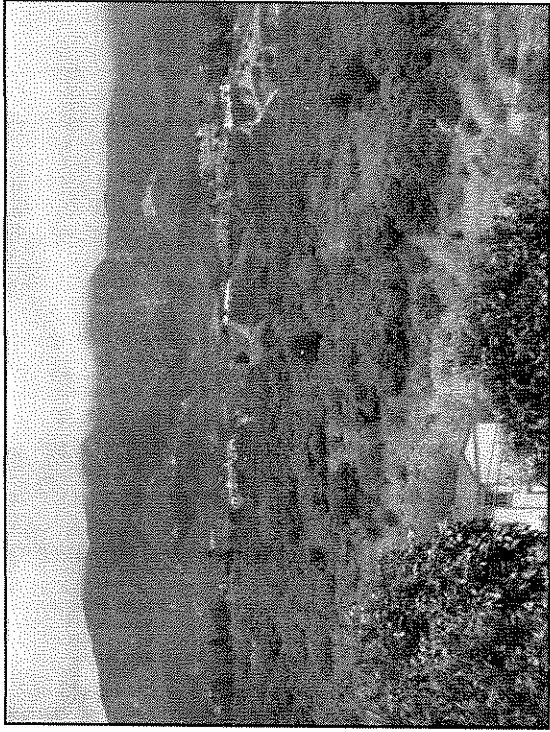


B. View from 11 Hunt Drive (Payne).

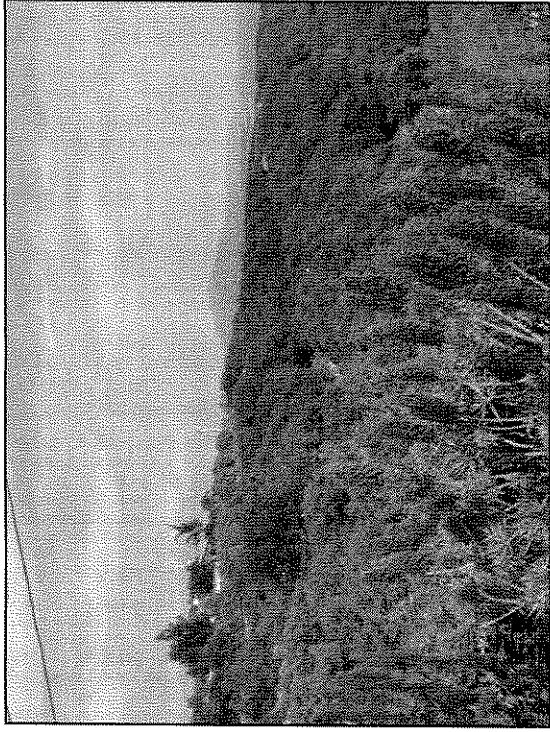


C. View from 480 Ortega Ridge Road (Hagemann).

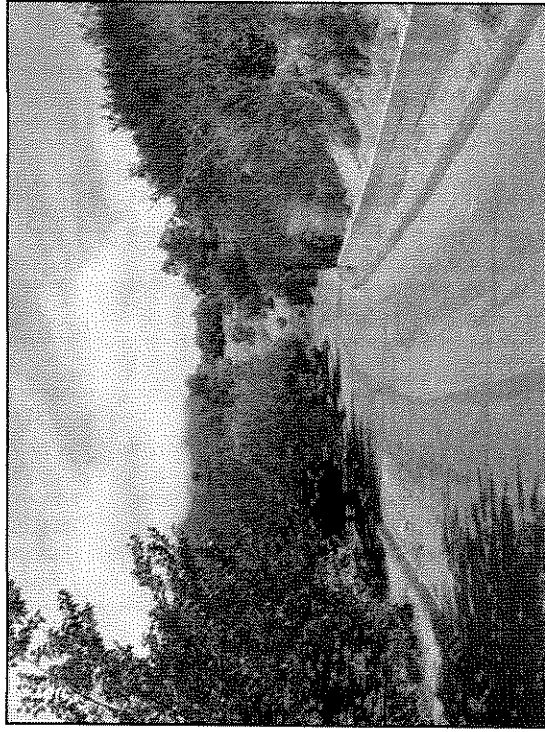
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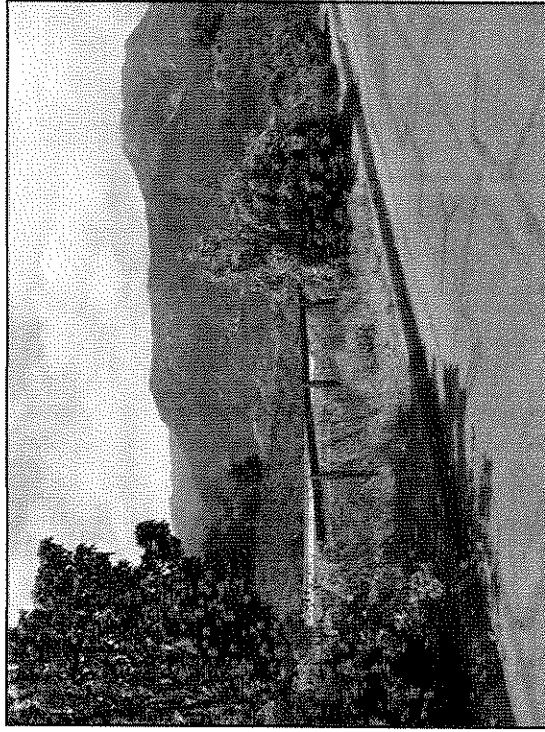
A. View from terminus of Ortega Ranch Road (dam face in center of photo).



B. View from Ortega Ridge Road towards reservoir.



C. View from Hunt Drive - facing north.

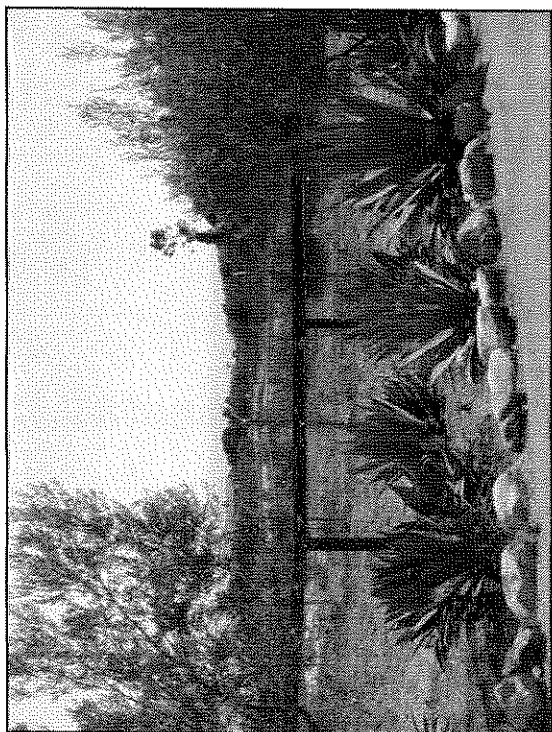


D. View of reservoir from Hunt Drive (opening in landscaping).

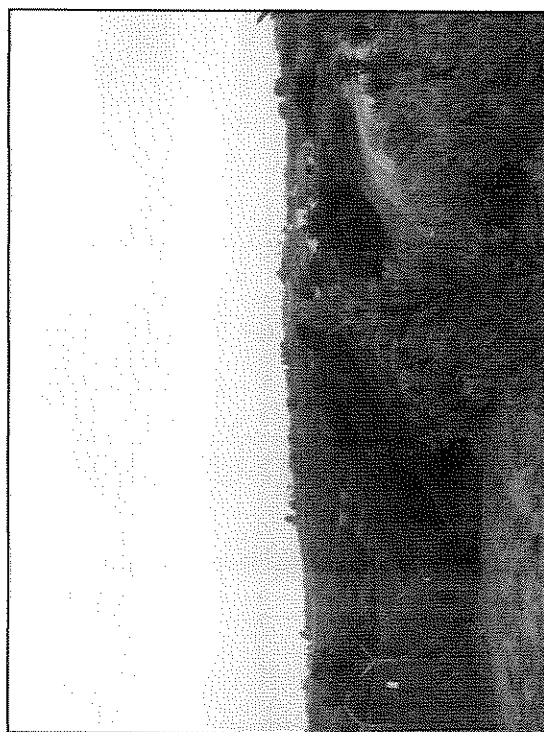
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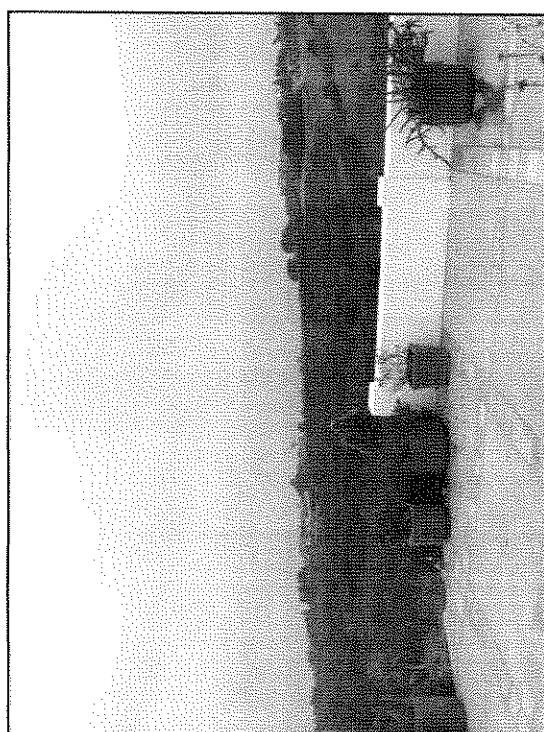
A. Ocean view from 484 Ortega Ridge Road.



B. View towards reservoir from northern access road.



C. Ocean view from near 11 Hunt Drive.



D. Ocean view from 480 Ortega Ridge Road.

Back of Color Figure



triad/holmes associates

civil engineering
land surveying

mammoth lakes • bishop • redwood city • napa
san luis obispo • pleasanton

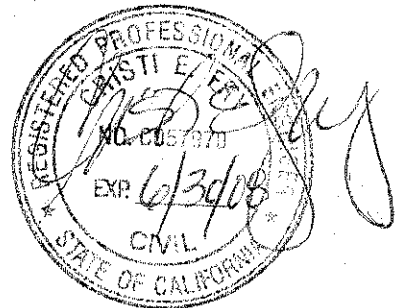
PRELIMINARY STORMWATER STUDY

FOR

Multi-House Residential Project
226, 228, 232 & 234 Eucalyptus Hill Drive
Santa Barbara, California
July, 2006

Prepared For: Cyndee Howard
c/o Classic Properties

Prepared By: THA
555 Chorro Street, Suite A
San Luis Obispo, CA 93405



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CITY OF SANTA BARBARA
PLANNING DIVISION

~~EXHIBIT 20~~

EXHIBIT 20

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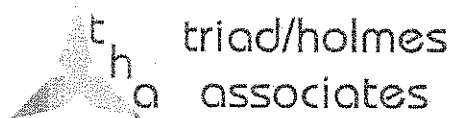
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Appendix

Proposed Building and Hardscape Area Calcs (provided by Architect)
SLO County Standard D-2



Multi-House Residential Project
226 & 232 Eucalyptus Hill Drive
Santa Barbara, California

Introduction

This study was done to show how existing and proposed stormwater runoff transmits through the property to the public right of way. Hydraulic calculations for 25-year and 100-year storm events were done following the County of Santa Barbara Engineering Design Standards, 1987. Exhibits were prepared to show both the existing and proposed conditions and conveyance systems, and the 100-year storm event overland escape route and inundation areas.

Project Description

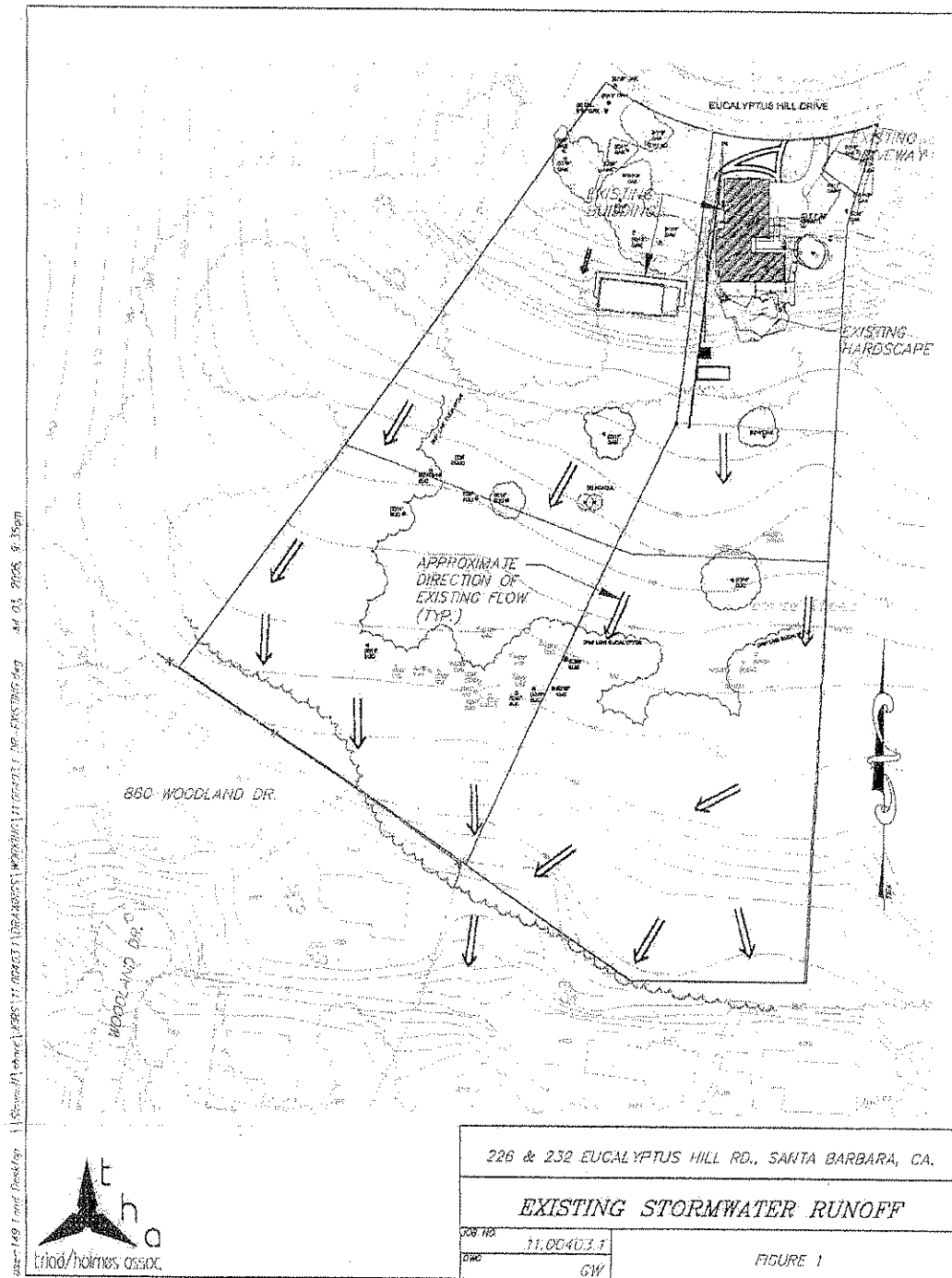
The two existing lots, totaling 234,392 sq. ft., presently have a single family residence and out buildings with approximately 11,500 sq. ft. of impervious area (including buildings, hardscape, and driveway) with the remaining area landscaped, wooded or open ground. The topography slopes approximately 25% from north to south. Stormwater presently sheet flows off the southern boundary of the property into neighboring properties, and eventually into the public right-of-way (see Figure 1).

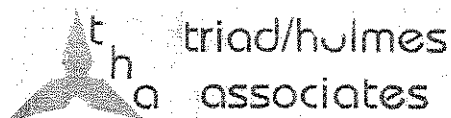
The project proposes to demolish the existing buildings and hardscape, and construct two new residences with two guesthouses and new driveways. Per quantities provided by the architect, the project proposes approximately 26,000 sq. ft. under roof and hardscape, approximately 23,000 sq. ft. of paved driveway, with the remaining area to be landscaped or left wooded (see appendix). This is an increase of approximately 37,500 sq. ft. of impervious surface from the existing stormwater runoff conditions.

The proposed upper lot of 107,510 sq. ft. (226&228 Eucalyptus Hill Drive) contains all of the existing impervious area (11,500 sq. ft.) and proposes a new total impervious area of approximately 32,500 sq. ft. The difference between existing and proposed impervious area is approximately 21,000 sq. ft.

The proposed lower lot of 134,882 sq. ft. (232&234 Eucalyptus Hill Drive) has no impervious area and proposes a new total impervious area of approximately 15,200 sq. ft.

It is our understanding stormwater from the impervious areas of the proposed project is proposed to be collected in a detention pond and in landscaped bioswales (designed by others). At the lower portion of the property it is proposed that stormwater runoff from within the boundary of channelized flow (the area influenced by the proposed impervious areas) be directed to the public right-of-way on Woodland Dr. through the private property at 860 Woodland Drive. Runoff from areas outside of the influence of the





proposed impervious areas and where the existing runoff patterns are not modified are proposed to remain flowing in the historical direction (see Figure 2).

Runoff Calculations

The Rational Method was used to estimate the runoff rate for a 25-year storm for retention volume calculations and for a 100-year storm for overland flow calculations.

$Q = CIA$ Rational Method I = intensity A = area

C = Runoff Coefficient Ref. Santa Barbara County Engineering Design Standard
Appendix 12, Figure 2 Curve 1 and 2 (see note below).

Intensity, I Calculated $T_c < 12$ minutes, therefore use 12 min.

$I = 2.9$ in/hr Ref. Santa Barbara County Engineering Design Standard Appendix 12, Figure 1.
Storm event = 25-year @ 12 minutes.

$I = 3.7$ in/hr Ref. Santa Barbara County Engineering Design Standard Appendix 12, Figure 1.
Storm event = 100-year @ 12 minutes.

Note: The Santa Barbara County Engineering Design Standard does not contain estimated C values for individual components of a watershed which is needed to compare the small difference between existing and proposed runoff quantities. A more detailed analysis using San Luis Obispo County Standard C values was done to more accurately show the impact of the increased impermeable area.

C Values from SLO County Standard D-2, see appendix:

Roof and Hardscape Runoff: $C = 0.90$ – Impervious 2% to 10% slope

Driveway Runoff: $C = 0.95$ – Impervious >10% slope

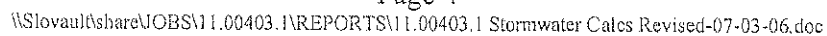
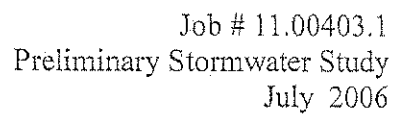
Landscape Runoff: $C = 0.35$ – >10% slope, dense vegetation

Runoff for the Existing Condition (based on the proposed lot configuration)

The existing condition for 232 Eucalyptus Hill Drive (based on proposed 226 & 228 Eucalyptus Hill Dr) is:

Roof and Hardscape:	9,500 sq. ft
Driveway:	2,000 sq. ft
Landscape:	96,010 sq. ft.

$$Q_{\text{existing, 25 yr.}} = 2.9[0.9(9,500) + 0.95(2,000) + 0.35(96,010)] / [(12)(3600)] = \underline{3.0 \text{ CFS}}$$



$$Q_{\text{existing, 100 yr.}} = 3.7[0.9(9,500)+0.95(2,000)+0.35(96,010)] / [(12)(3600)] = \underline{\underline{3.8 \text{ CFS}}}$$

The existing condition for 226 Eucalyptus Hill Drive (based on the proposed 232 & 234 Eucalyptus Hill Dr.) is:

Roof and Hardscape:	0 sq. ft
Driveway:	0 sq. ft
Landscape:	134,882 sq. ft.

$$Q_{\text{existing, 25 yr.}} = 2.9[0.35(134,882)] / [(12)(3600)] = \underline{\underline{3.2 \text{ CFS}}}$$

$$Q_{\text{existing, 100 yr.}} = 3.7[0.35(134,882)] / [(12)(3600)] = \underline{\underline{4.0 \text{ CFS}}}$$

Runoff for the Proposed Condition (based on the proposed lot configuration)

The proposed condition for 226&228 Eucalyptus Hill Drive is:

Roof and Hardscape:	13,952 sq. ft
Driveway:	18,580 sq. ft
Landscape:	74,978 sq. ft.

$$Q_{\text{proposed, 25 yr.}} = 2.9[0.9(13,952)+0.95(18,580)+0.35(74,978)] / [(12)(3600)] = \underline{\underline{3.8 \text{ CFS}}}$$

$$Q_{\text{proposed, 100 yr.}} = 3.7[0.9(13,952)+0.95(18,580)+0.35(74,978)] / [(12)(3600)] = \underline{\underline{4.8 \text{ CFS}}}$$

The proposed condition for 232&234 Eucalyptus Hill Drive is:

Roof and Hardscape:	11,701 sq. ft
Driveway:	4,350 sq. ft
Landscape:	119,647 sq. ft.

$$Q_{\text{proposed, 25 yr.}} = 2.9[0.9(11,701)+0.95(4,350)+0.35(118,831)] / [(12)(3600)] = \underline{\underline{3.8 \text{ CFS}}}$$

$$Q_{\text{proposed, 100 yr.}} = 3.7[0.9(11,701)+0.95(4,350)+0.35(118,831)] / [(12)(3600)] = \underline{\underline{4.8 \text{ CFS}}}$$

Retention Volume Calculation

226&228 Eucalyptus Hill Drive

The difference between $Q_{\text{existing, 25 yr.}}$ of 3.0 CFS and $Q_{\text{proposed, 25 yr.}}$ of 3.8 CFS is **0.8 CFS** using the San Luis Obispo County C values. The equivalent rainfall intensity for the proposed project to match the existing conditions would be approximately 80% of the peak intensity of 2.9 in/hr, or 2.3 in/hr $((2.8/3.6) \times 100)$. Based on curve 6 on the Santa Barbara County Engineering Design Standard Appendix 12, Figure 1, it would take 19 minutes for a 25 year storm to decrease in intensity to 2.3 in/hr. It would take 900 Cu. ft. of storage to store the excess runoff until the rainfall intensity decreased to 2.3 in/hr:

$$\text{Retention Volume} = 0.8 \text{ CFS} * 19 \text{ Minutes} * 60 \text{ Seconds per minute} \approx \underline{900 \text{ Cu. ft.}}$$

(0.8) = 684 ~ 700

232&234 Eucalyptus Hill Drive

The difference between $Q_{\text{existing, 25 yr.}}$ of 3.2 CFS and $Q_{\text{proposed, 25 yr.}}$ of 3.8 CFS is **0.6 CFS** using the San Luis Obispo County C values with $Q_{\text{existing, 25 yr.}}$ approximately 85% of $Q_{\text{proposed, 25 yr.}}$. The equivalent rainfall intensity for the proposed project to match the existing conditions would be approximately 85% of the peak intensity of 2.9 in/hr, or 2.45 in/hr. Based on curve 6 on the Santa Barbara County Engineering Design Standard Appendix 12, Figure 1, it would take 17 minutes for a 25 year storm to decrease in intensity to 2.45 in/hr. It would take approximately 600 Cu. ft. of storage to store the excess runoff until the rainfall intensity decreased to 2.3 in/hr:

$$\text{Retention Volume} = 0.6 \text{ CFS} * 17 \text{ Minutes} * 60 \text{ Seconds per minute} \approx \underline{600 \text{ cu. ft.}}$$

0.6 = 516 ~ 600

100 Year Storm Overland Flow Calculation

The potential total overland flow for a 100-year storm from the proposed project is estimated as a total of 9.4 CFS as compared to the existing conditions estimate of 7.8 CFS. Of the estimated 9.4 CFS from the proposed project, approximately 1.8 CFS from approximately 65,000 sq. ft. of existing vegetated areas along the eastern and western boundaries sheet flows to the south and is not planned to be redirected as part of the proposed project. The remaining 7.6 CFS from the proposed projects will be directed to an existing drainage course through the property located at 860 Woodland Drive and then to Woodland Drive. A swale should be sized through 860 Woodland Drive to safely convey 7.6 CFS to Woodland Drive.

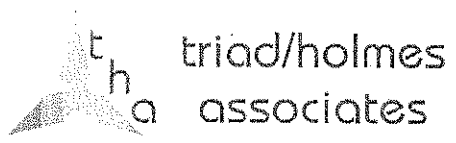
Conclusions

The Santa Barbara County method for determining the C value for the rational equation would be too general for such a large parcel. A more detailed analysis using the San Luis Obispo County C values incorporates the difference in impervious area when determining the design runoff for the existing and proposed conditions. It was determined that the proposed project would increase peak

runoff for a 25 year storm event by 1.3 CFS, resulting in a total retention volume of 1,400 cu. ft. required for both parcels. Potential peak overland flow from a 100 year storm event is estimated at 9.5 CFS for both parcels. The retention volume for each parcel (shown above) was determined.

The following recommendations should be incorporated into the final grading and drainage design:

1. Based on an analysis of pre-development and proposed post-development conditions, a combined total of 1,500 cu. ft. of stormwater retention would be required to maintain the peak runoff flow rate at present conditions. The project proposes to incorporate a detention pond. The use of multiple bioswales may also be part of the stormwater retention design by incorporating check structures in the bioswales. To eliminate standing water, the pond and bioswales should be free-draining by having a small orifice (such as with a short 1 inch pipe section) at the low point of the detention pond or at the check structure in the bioswale. The drains will need to be maintained on a regular basis to ensure they are not clogged.
2. Stormwater runoff should be directed to sheet flow over vegetated ground as much as possible. The proposed detention pond at the lower end of the property should be constructed with a non-eroding level top that would allow runoff from uphill areas to sheet flow over as wide an area as possible prior to being redirected to concentrated flow and leaving the property.
3. The stormwater runoff from the area influenced by the proposed project (not following the historical flow path) should be directed away from the proposed structures and to a drainage easement (to be obtained as part of this project) on 860 Woodland Drive. Overland flow for a 100-year storm event of 7.6 CFS should also be provided by constructing a swale across 860 Woodland Drive onto Woodland Drive. The swale will need to be designed based on the slope and material of construction.



Job # 11.00403.1
Preliminary Stormwater Study
July 2006

Appendix

EUCALYPTUS HILL DRIVE
SITE DATA

232&234 EUCALYPTUS HILL DRIVE (SOUTH LOT)

LOT AREA: 134,882 3.10 acres
Impervious Driveway 3,260
Pervious Driveway (crushed stone or perm. Paver) 1,090
total driveway 4,350 s.f.

	Building Area	Hardscape Area
GALLERY HOUSE:		
Gallery House Total Building coverage:	4,905 s.f.	
Gallery House Hardscape		
courtyard	2217 s.f.	
south patio & reflecting pool	1255 s.f.	
m. bedroom s. patio	176 s.f.	
total hardscape		3,648 s.f.

GALLERY GUEST HOUSE:		
Gallery Guest House Total Building coverage:	1,805	
Gallery Guest House Patio		
entry patio	75 s.f.	
south patio	1147 s.f.	
west bedroom patio	121 s.f.	
		1,343 s.f.

TOTAL 6,710 s.f. 4,991 s.f.

TOTAL BUILDING AND HARDSCAPE 11,701 s.f.

Total Building, Hardscape, and Driveway 16,051

EUCALYPTUS HILL DRIVE
SITE DATA

226&228 EUCALYPTUS HILL DRIVE (NORTH LOT)

LOT AREA: 107,510 2.47 acres
 Impervious Driveway@Euc. Hill Drive (easement) 2,752
 Impervious Driveway 8,843
 Pervious Driveway (crushed stone or perm. Paver 6,985
 total driveway 18,580 s.f.

	Building area	Hardscape Area
MAIN HOUSE:		
Main House Total Building coverage:	6,395 s.f.	
Main House Hardscape		
main level south patio 2722 s.f.		
lower level south patio 178 s.f.		
West patio (off M. Bed) 447 s.f.		
Kitchen ramp & studio west 231 s.f.		
Entry courtyard (open above) 450 s.f.		
total hardscape		4,028 s.f.

DETACHED GARAGE:	
Total Building coverage:	814

MAIN GUEST HOUSE:	
Total Building coverage:	1,675
Main Guest House Patio	1040 s.f.

TOTAL	8,884 s.f.	5,068 s.f.
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TOTAL BUILDING AND HARDSCAPE	13,952 s.f.
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Total Building, Hardscape, and Driveway 32,532

Revisions			Approvals		
Description	Approved	Date	County Engineer		
				<i>9-CP-10</i>	<i>2-3-75</i>
			Recommended by Deputy Co. En.	<i>Clinton Wilson</i>	<i>8/29/75</i>

TABLE OF COEFFICIENT RUNOFF CHART

TYPE OF DEVELOPMENT		TYPE OF SOIL**	COEFFICIENT OF RUNOFF FOR*		
			SLOPE <2%; 2% to 10%; >10%		
URBAN	20,000 sq. ft.	C	.35	.40	.45
	"	S	.25	.35	.40
	10,000 sq. ft.	C	.40	.45	.55
	"	S	.30	.40	.45
	6,000 sq. ft.	C	.45	.55	.65
	"	S	.35	.40	.50
	APARTMENTS	C	.50	.60	.70
	"	S	.40	.50	.60
	INDUSTRIAL	C	.55	.65	.75
	"	S	.45	.55	.65
	COMMERCIAL	C	.75	.80	.85
	"	S	.70	.75	.80
RURAL	DENSE VEGETATION	C	.15	.25	.35
	"	S	.10	.15	.20
	MODERATE VEGETATION	C	.20	.30	.40
	"	S	.15	.20	.25
	SPARSE VEGETATION	C	.25	.35	.45
	"	S	.20	.25	.30
IMPERVIOUS; PAVED, ETC.			.85	.90	.95

* Note: These values are intended to be a minimum; higher values may be required by the County Engineer.

** Note: Soil Type

C = Clay, Adobe, Rock or Impervious Material

S = Sand, Gravel, Loam or Pervious Material

Specification Ref	COUNTY OF SAN LUIS OBISPO ENGINEERING DEPARTMENT	Scale:
	TABLE OF COEFFICIENT RUNOFF CHART	Drawing No.
		D-2
Drawn: <i>1/</i> Date: <i>5-3-75</i>		

January 15, 2009

Ms. Kathy Kennedy
Community Development Department
City of Santa Barbara
Santa Barbara, Ca 93101

Dear Ms Kennedy;

I was asked by Marc Chytilo to examine and make a determination concerning the potential for significant visual impacts regarding the El Encanto Hotel Project at 1900 Lasuen Road in Santa Barbara. This examination focuses principally on the concerns of adjacent private property owners directly to the North of the project site, but many of my observations apply to the visual character of the site as a whole.

Since 1995 I have performed and reviewed visual impact analyses as a private consultant for a number of EIR preparation firms, including SAIC, URS, and Padre Associates (see accompanying resume). I am familiar with the application of CEQA and federal standards in my role of providing the graphic documentation for use in visual impact analysis. For this project I reviewed the publicly available documents and conducted a site visit.

On Page 5, of the Draft Initial Study of December 17, 2008 the claim is made that the site is not located in an area of visual sensitivity. This finding is not plausible. The "Riviera" is highly regarded for its ocean views and scenic resources. On two projects that I have worked on, "Entrada de Santa Barbara," and the scenic views photo documentation for the Santa Barbara MEA update in 2007, views from and of the Riviera were considered very important. Additionally, a 1995 document "Land Use Parks and Recreation OS Scenic Highways Element 2," pp 119 to 121., states that "Mission Ridge Road . . . runs primarily through rural residential areas of extraordinary scenic value, which should be protected and enhanced for the residents of Santa Barbara . . ."

The aesthetic resources of both the views from the Riviera, and the unique urban characteristics of the Riviera neighborhood are inarguably worthy of careful consideration. The private owners of homes are responsible, to a considerable extent, for the beautiful landscaping and stone walls that create value here. It is this beauty that makes the area desirable for a hotel, and also increases the value of the private property holdings.

On several projects I have worked on, including the Rice Ranch project in Orcutt (SAIC and the County of Santa Barbara, 1998), and the Simi Valley Landfill Project (SAIC and Ventura County, 2002), the views of concerned property owners were considered within the Visual Impacts section of their respective EIRS.

In my opinion, the potential for significant visual impacts is present due to the magnitude of the changes proposed for that portion of the El Encanto Hotel project that abuts in Mission Ridge Road. The Mission Village cottages are almost 25 feet tall and are proposed the Northeast corner of the parcel. Elevation drawings (e.g., LBOH.03B) show considerable mass of these structures projecting above the grade of Mission Ridge Road. Other new buildings and

extensive revision of the landscape, including removal of mature screening vegetation are proposed for the Northwest corner of the parcel. Setback variances put some of the structures closer to Mission Ridge Road than would otherwise be allowed, thereby exacerbating the effects of scale. Views of this construction and the additional buildings will be more pronounced to property owners to the North, across Mission Ridge Road, because, due to the higher elevation of their vantage point, they will be looking down upon the project.


I was not able to find any depictions within ExhibitBProjectPlans.pdf which would inform me of the appearance of the project, in its entirety, from the North. Those North elevations that do appear truncate the depiction before we can see the proposed "Mission Village" cottages. This prevents anyone who is concerned about the public views along Mission Ridge road, or the private views from properties along the North side of Mission Ridge road across from the hotel project, from being able to adequately understand the visual impacts.

Additionally, the project plans in Exhibit B were poorly reproduced, and it was impossible to determine the dimensions of many of the proposed structures. This deficiency, in turn, adds another level of frustration in the attempts of a concerned individual to apprehend the potential visual impacts of this project.

Based on these findings, I recommend that the applicants prepare properly annotated and publicly legible elevation drawings which comprehensively show the appearance of the project from the Northeast to the Northwest corners of the property and along Alvarado Road. Additionally, photo simulations should be prepared showing the visibility and impact of all new and relocated perimeter buildings, any perimeter walls, and depicting the appearance of the project with and without mature landscaping.

I understand that the proposed Project is a continuation of other renovations approved on this site, including replacing the Main building and increasing its height. It is my opinion that the proposed Project's impacts to visual resources, when combined with the visual resource impacts associated with these other approvals and renovations, cause a considerable and substantial cumulative impact to the visual resources on the site and to the site from surrounding areas. These cumulative impacts include the loss of screening vegetation, the substantial alteration of scenic views along the publicly accessible roads, and the addition of new buildings and walls visible and potentially visible from off-site and private residences.

Thank you for your consideration of this matter.

A handwritten signature in black ink, appearing to read "Ken Doud". The signature is written in a cursive, flowing style.

Ken Doud

Encl, Resume

RESUME

Kenneth C. Doud, 805-693-1599 voice
Principal: www.Videoscapes.net 805-688-9414 fax
2671 Stow Street Ken@videoscapes.net
PO Box 696
Los Olivos, California 93441

EDUCATION

MFA, *University of California, Santa Barbara*,

SKILLS

- 12 years experience in the preparation of CEQA compliant environmental visual analysis with emphasis on preparation of photo simulations. the selection of sensitive views, overall visual environment evaluation and documentation.
- High Level skills in GIS, CAD and computer visualization software, including 3ds Max , Adobe photoshop, Illustrator, AutoCAD and other related programs
- 20 years experience in landscape design, and landscape construction planning (Licensed landscape contractor, State of California)

QUALIFICATIONS

- 2007: Completed extensive Key Observation Point selection and provided simulations for North Star Energy Corporation's Clearwater Port project.
- Worked with the Ports of Los Angeles and Long Beach to characterize viewsheds, identify representative locations, and provide documentation for use in long term environmental planning. (2003 to 2006)
- Worked with SAIC on photo simulations of the Simi Valley Landfill in 2001.
- Worked with SAIC and the City of Santa Barbara on the Entrada de Santa Barbara Project, including extensive photo simulation and photo documentation work, in 2001.

PROFESSIONAL AFFILIATIONS

- California Association of Environmental Planners
- Member, Board of Directors, Santa Ynez Valley Natural History Society
- Alliance for Creative Commerce, Santa Barbara, Ca

REFERENCES

David Stone	Dudek, Inc.	(805) 963-0651
Michael Benton	MNS Engineers	(805) 965-9139
Donna Hebert	Padre, Inc.	(805) 644-2220